



City of Tualatin

MEETING NOTICE AND AGENDA

JOINT CITY OF TUALATIN AND CITY OF WILSONVILLE COUNCIL WORK SESSION

Basalt Creek Concept Plan Joint Meeting #2

Police Training Room
8650 SW Tualatin Road
Tualatin, Oregon 97062

July 16, 2014
6:00 p.m.

Purpose

- Tualatin and Wilsonville Councilors are updated on the current status of the project
- An overview of existing conditions, highlighting major findings, is provided
- Guiding Principles are discussed and prioritized

Basalt Creek Concept Plan Project - Update Joint Council Work session

- A. **AGENDA**
- B. **CALL TO ORDER**
- C. **WELCOME AND INTRODUCTIONS**
- D. **PRESENTATIONS**
1. **Project Update**
 2. **Existing Conditions**
 3. **Workshop Outcomes**
- E. **ROUNDTABLE DISCUSSION**
1. **Discussion:** After hearing about existing conditions and constraints, public input and discussing the guiding principles, what characteristics should the project team consider when developing land use scenarios?
- F. **NEXT STEPS**
1. **Planning Activities:** Brief outline of next steps in the planning process.

2. **Joint Council Meeting #3: December 2014**

G. **ADJOURNMENT**



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Aquilla Hurd-Ravich, Planning Manager
Cindy Hahn, Associate Planner

DATE: 07/16/2014

SUBJECT: Joint City Council Basalt Creek Update on Existing Conditions, Workshop Outcomes and Guiding Principles

ISSUE BEFORE THE COUNCIL:

The purpose of tonight's meeting is to:

- Update the Tualatin and Wilsonville City Councils on the current status of the project
- Provide an overview of existing conditions, highlighting major findings
- Discuss and prioritize the draft Guiding Principles

Following the project briefing, Council will be asked to discuss the characteristics that the project team should consider when developing land use scenarios. An agenda is included as Attachment A and Attachment B contains the presentation material.

EXECUTIVE SUMMARY:

Project Update

Since the last Joint City Council Meeting in October 2013, staff from Tualatin and Wilsonville have worked with the Basalt Creek consultant team to complete a detailed task schedule for the project, document existing conditions in the study area, and develop draft Guiding Principles. A Community Workshop was held on June 17, 2014, to gather input that will be used to create several alternative concepts for future development in the Basalt Creek area. In addition, the project team has conducted a series of interviews and focus groups with property owners and developers, and held one meeting with the Agency Review Team.

Existing Conditions

The consultant team has gathered information about population and employment, environmental constraints, transportation, and infrastructure in the Basalt Creek study area. See Attachment C for a series of maps that illustrate these conditions.

Guiding Principles

Staff drafted the Guiding Principles based on input from the Tualatin and Wilsonville City Councils at the joint meeting held on October 29, 2013. Tonight the Councils will be asked to review and provide feedback on these principles (Attachment D). Once the Councils have endorsed the Guiding Principles, the project team will create evaluation measures to be used in assessing alternative land use scenarios.

Expected Results

The Basalt Creek Concept Plan project will develop a plan for future development of the Basalt Creek area between Wilsonville and Tualatin. In 2004, Metro included this land within the urban growth



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Joint Council Meeting

Wednesday, July 16th 2014

6:00-8:00pm



Agenda

I. Introductions

II. Project Update

III. Existing Conditions

IV. Workshop Outcomes

V. Roundtable Discussion on Guiding Principles

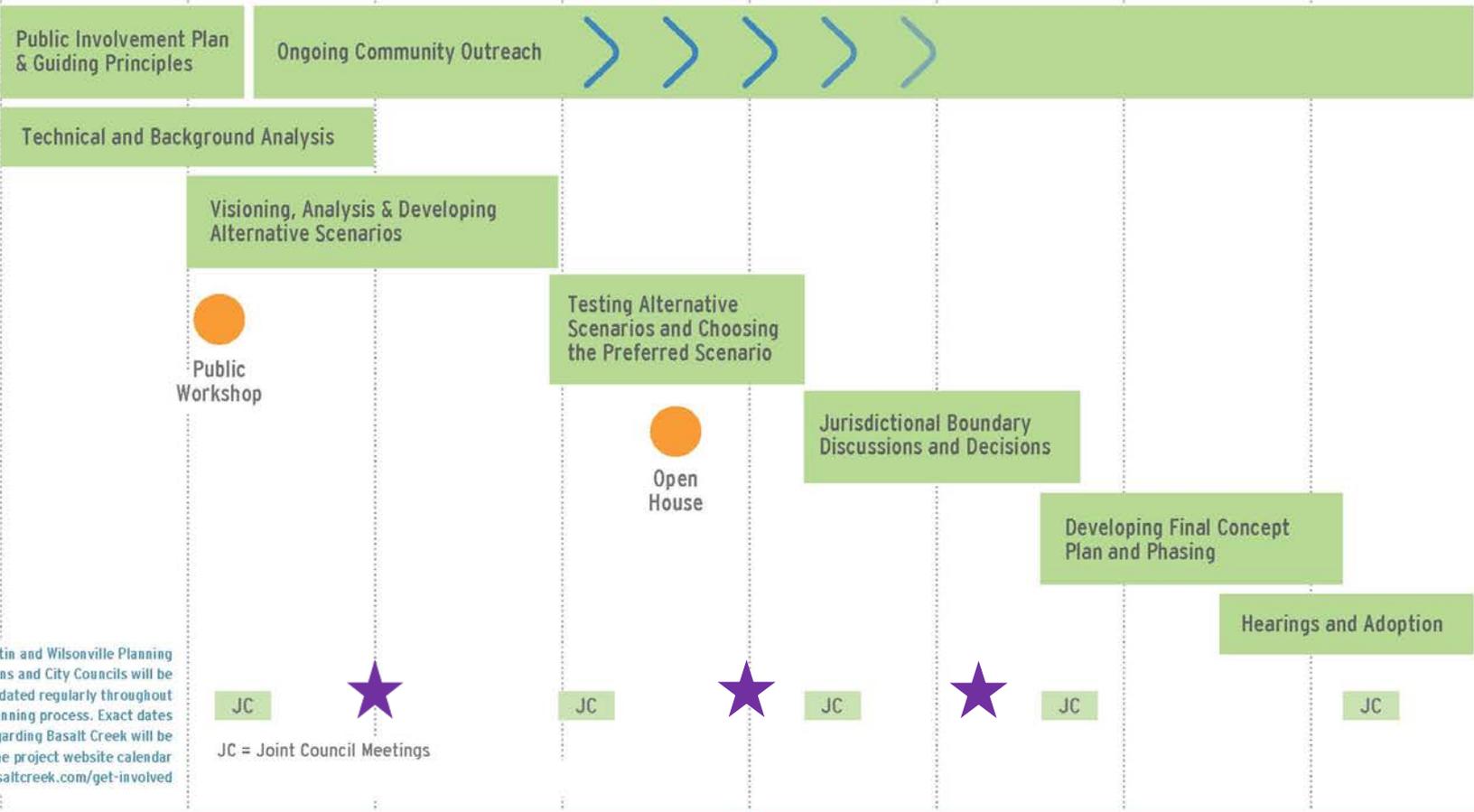
VI. Next Steps

Project Schedule

2014

2015

SPRING SUMMER FALL WINTER | SPRING SUMMER FALL WINTER



* Tualatin and Wilsonville Planning Commissions and City Councils will be engaged and updated regularly throughout the concept planning process. Exact dates for meetings regarding Basalt Creek will be posted on the project website calendar @ www.basaltcreek.com/get-involved

SPRING SUMMER FALL WINTER | SPRING SUMMER FALL WINTER

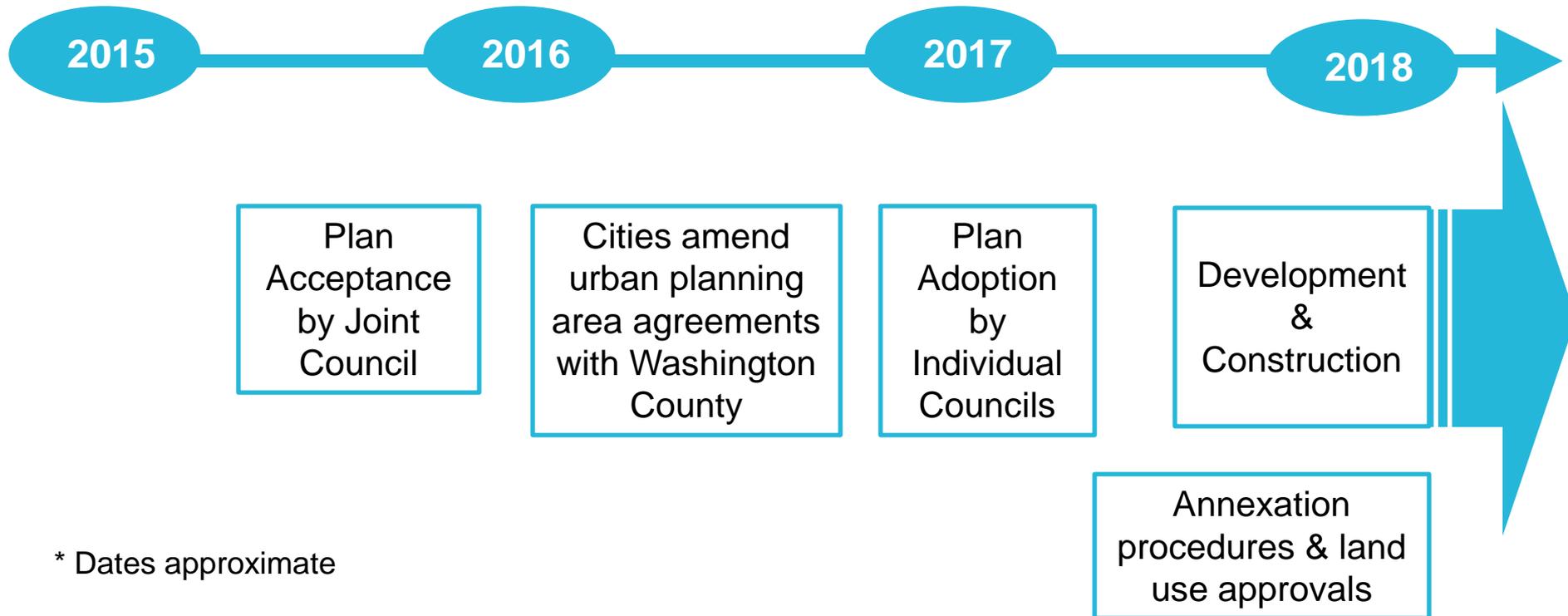
2014

2015

What will the plan include?

1. Land use concept and configuration
2. Local roadway connections
3. Multimodal network
4. Natural resource protection areas
5. Utilities (sewer, water and stormwater)
6. Jurisdictional boundary

What happens after adoption?



* Dates approximate

Agenda

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II. Project Update

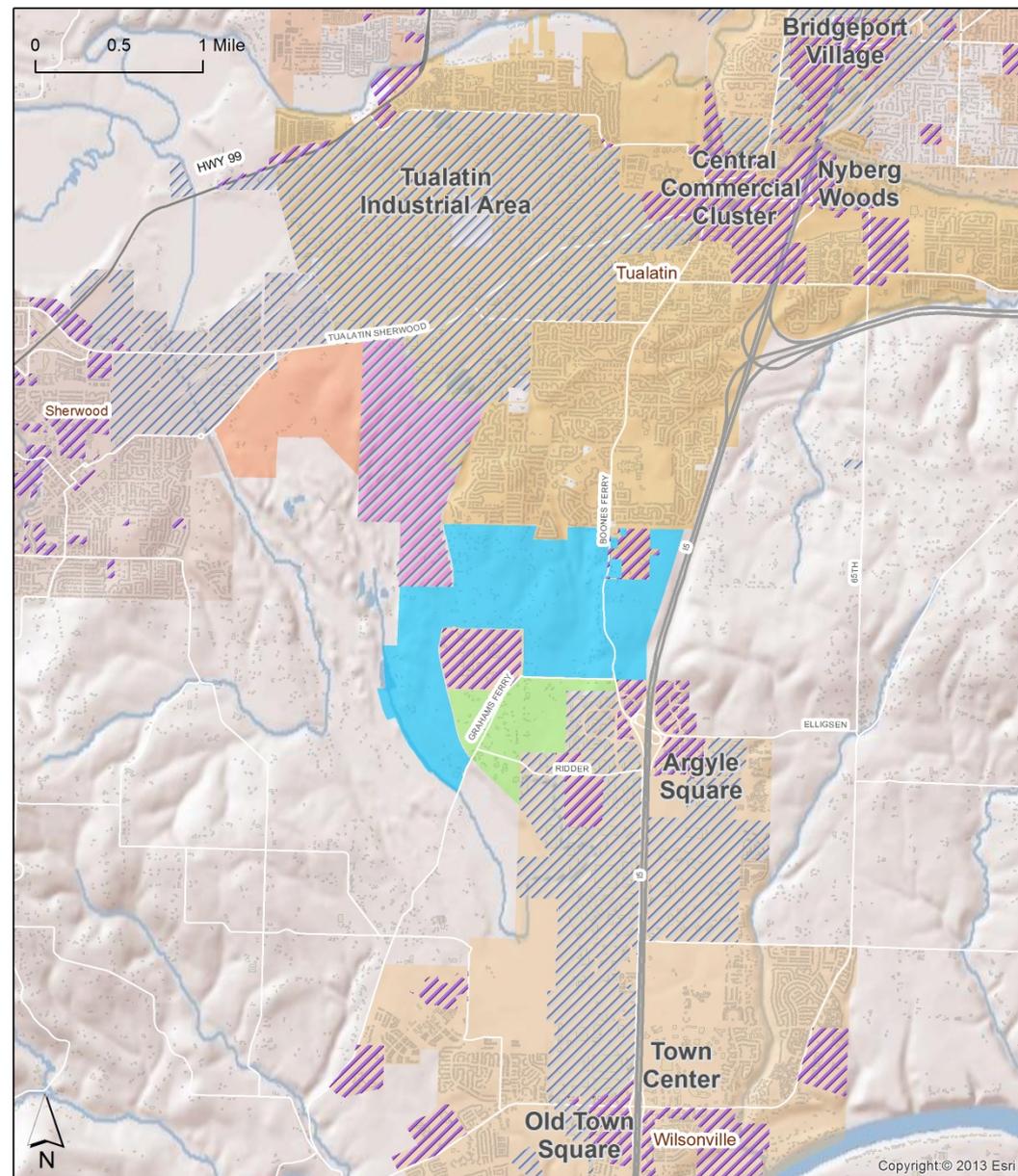
III. Existing Conditions

IV. Workshop Outcomes

V. Roundtable Discussion on Guiding Principles

VI. Next Steps

Existing Employment Centers



-  Zoned Commercial
-  Zoned Industrial
-  Basalt Creek Planning Area
-  Tonquin Employment Concept Plan Area
-  Southwest Tualatin Concept Plan Area
-  Coffee Creek Plan Area

Planning and
Employment Areas

Basalt Creek
Concept Plan

Office

- Some potential office demand in the planning area, but slow to recover post-recession



Industrial

- Good access to I-5 for freight
- Near growing industrial area to the south
- Major employers nearby in both cities – will influence Basalt's Creek's development
- Need to complement other planned industrial areas nearby



Retail

- Regional shopping centers already exist nearby
- Large-scale retail requires a large population base to draw from

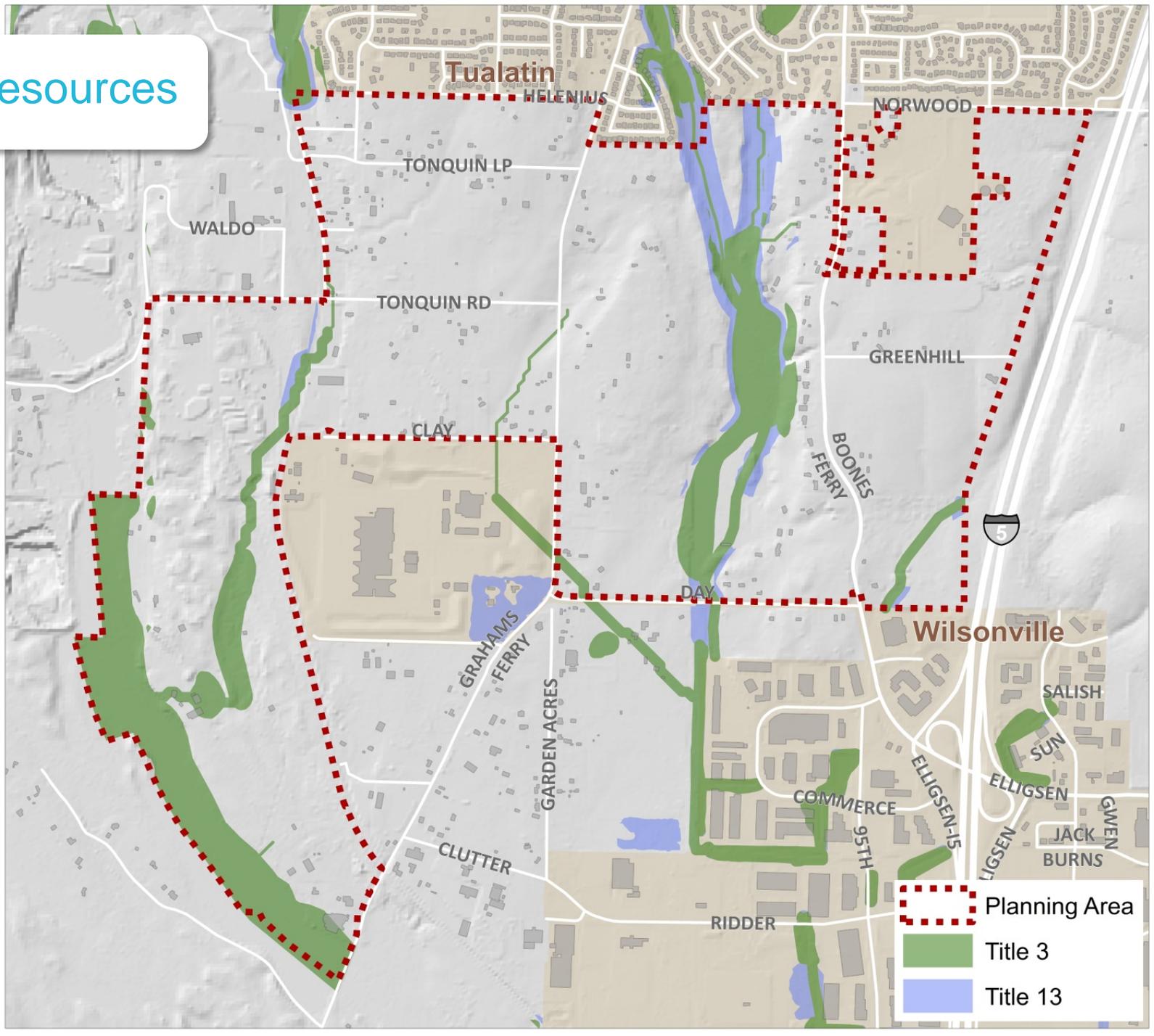


Existing Conditions

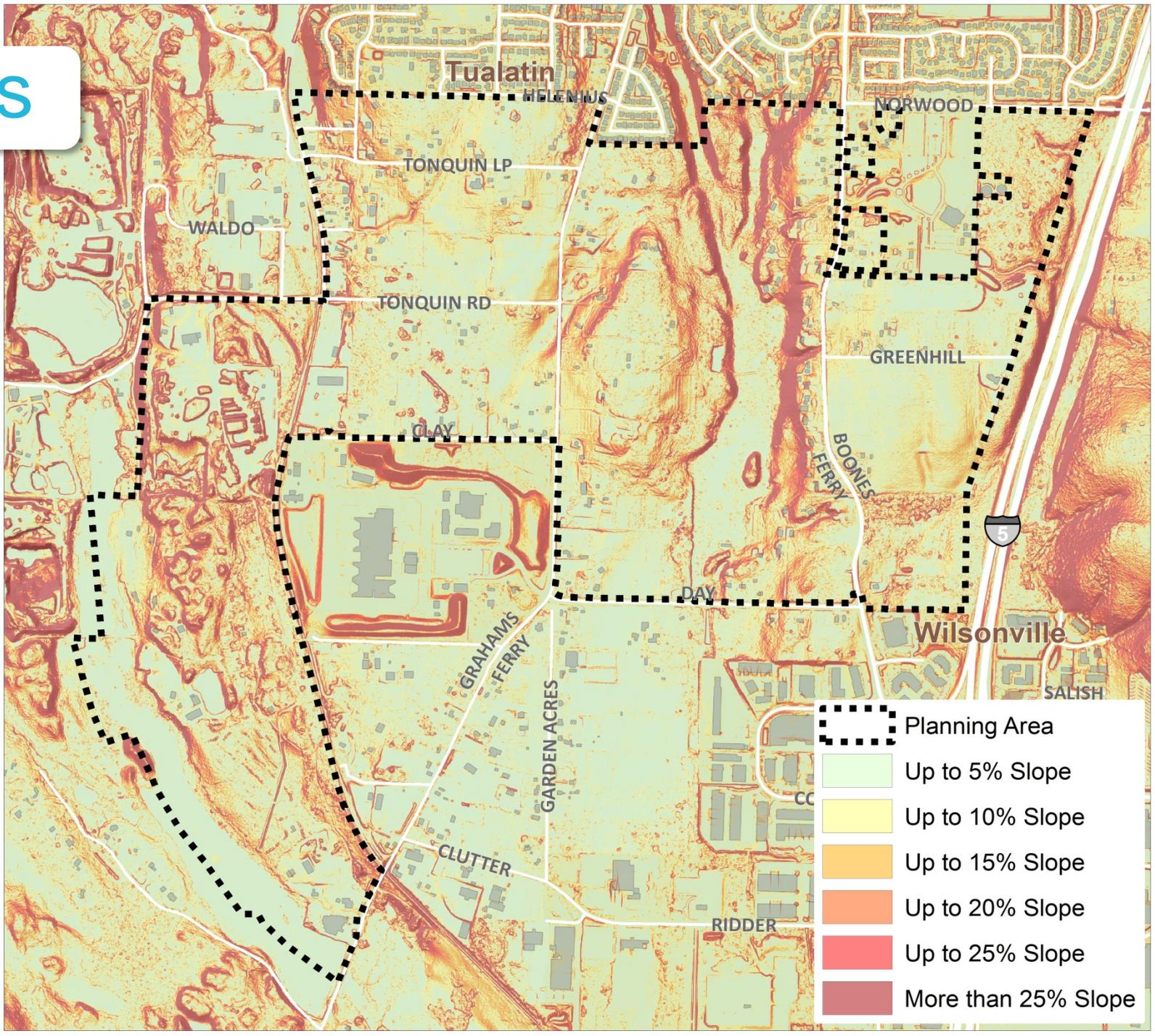
1. Housing and Employment
- 2. Environmental Constraints**
3. Transportation
4. Infrastructure



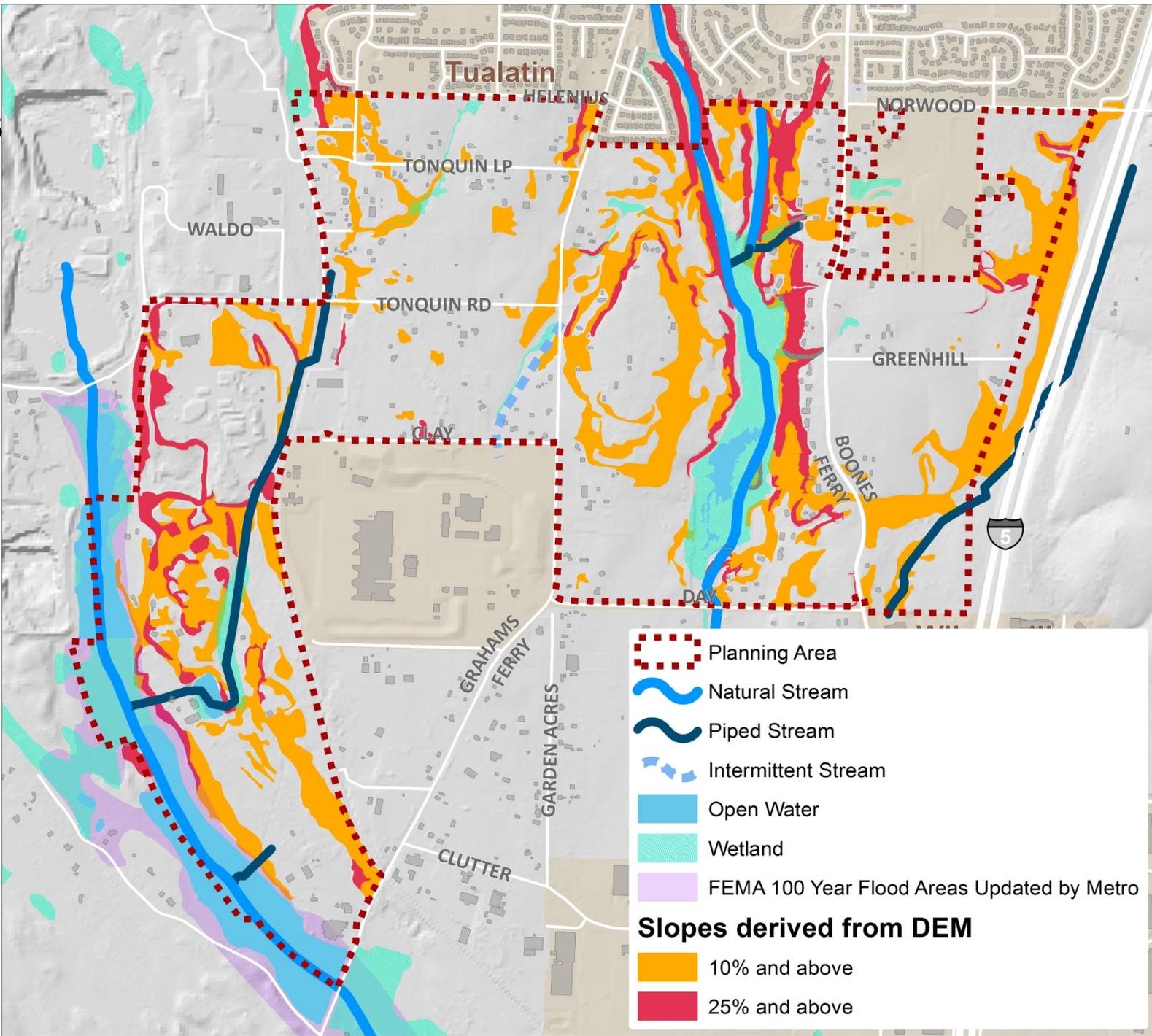
Natural Resources



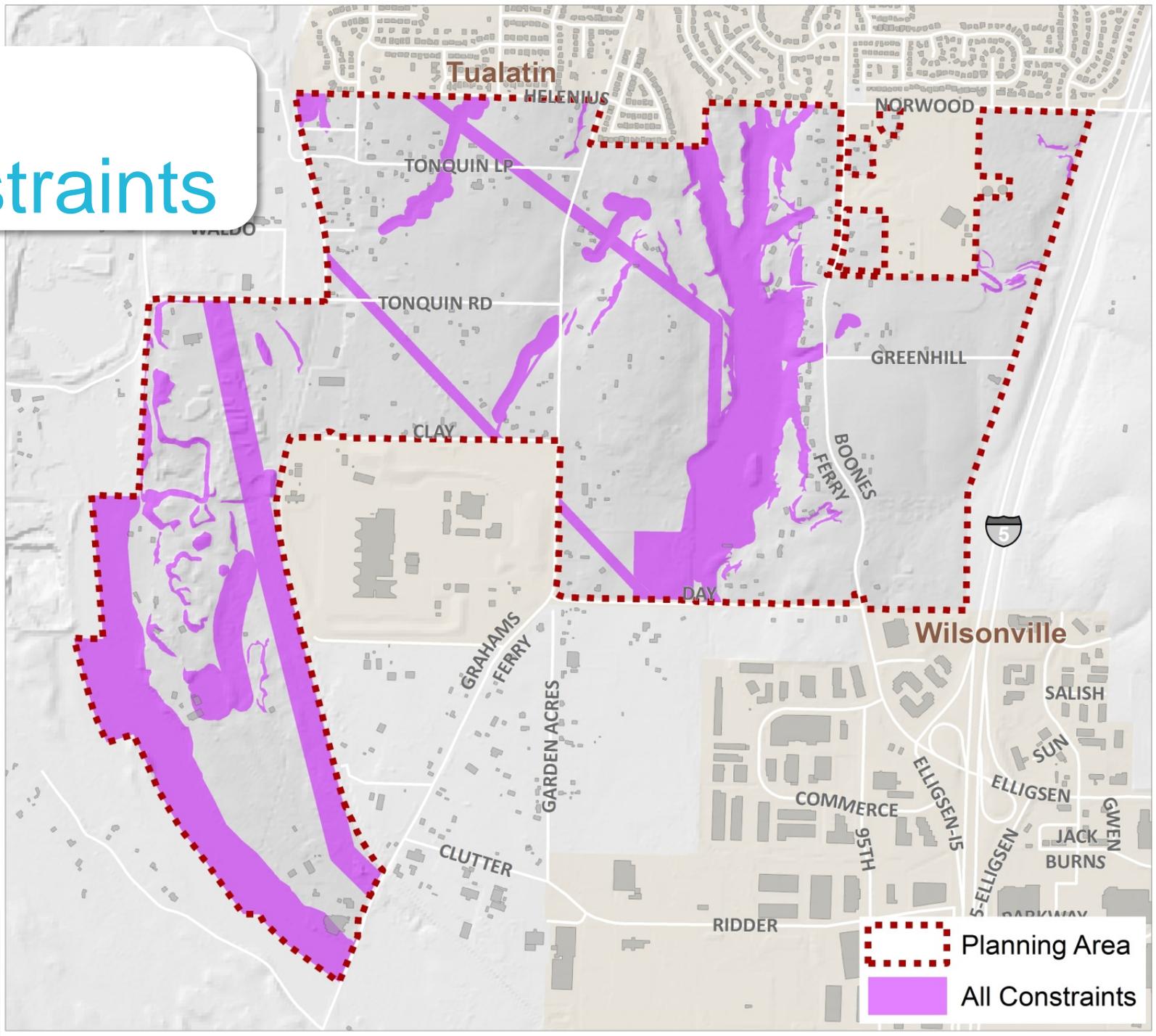
Slopes



Constraints



All Constraints



All Constraints

- 276 acres constrained
- Study area total is 847 acres
- 33% constrained

Existing Conditions

1. Housing and Employment
2. Environmental Constraints
- 3. Transportation**
4. Infrastructure



Bike and Pedestrian System

- Several projects in Cities' TSPs to enhance bike/ped connectivity in the area
- Washington County standards in place for bike/ped facilities on new and improved roads
- Ice Age Tonquin Trail in process



Transit System

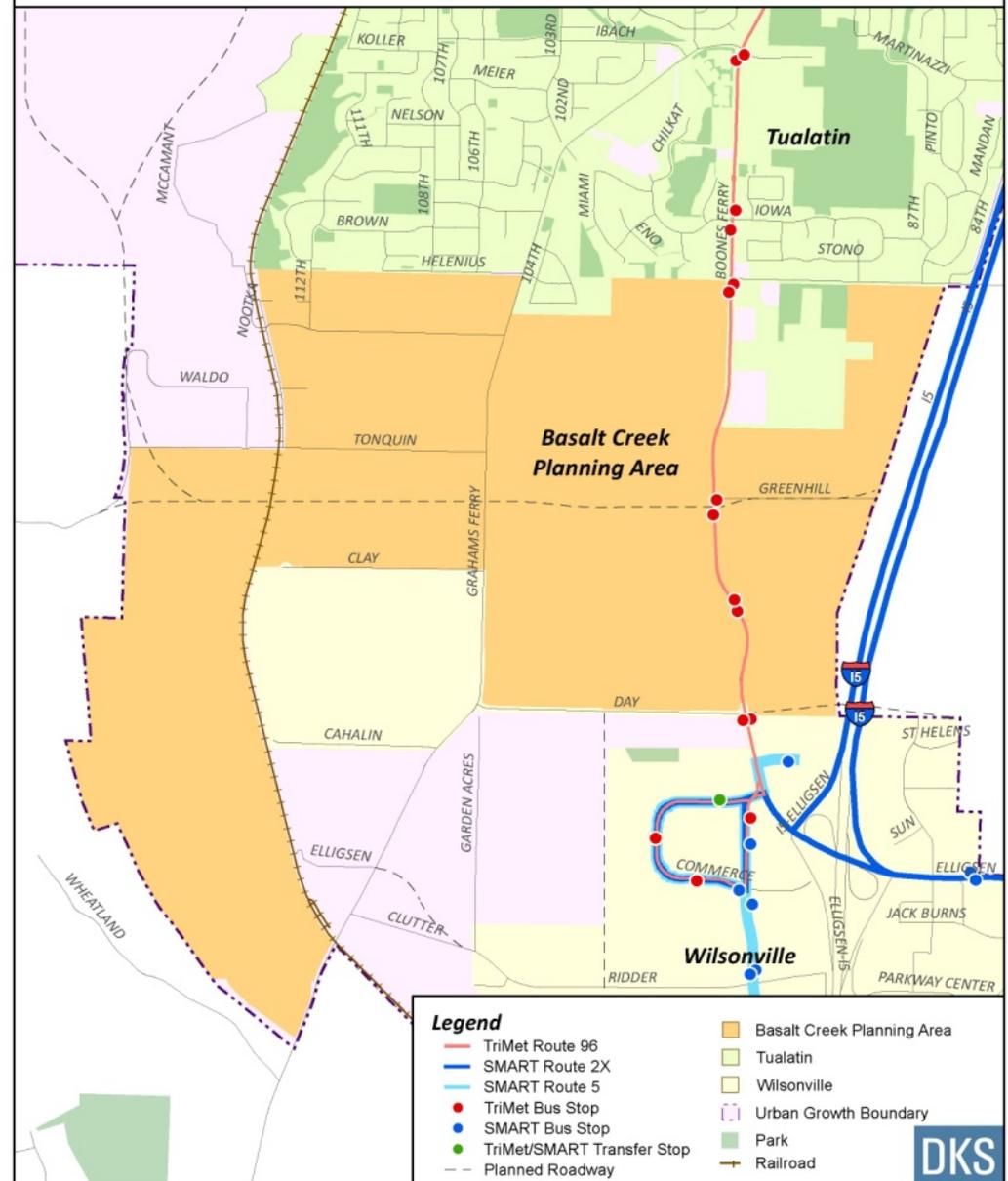
- WES
- Frequent bus service to Downtown Portland



Figure 3

Transit System

Basalt Creek Concept Plan



Transportation Refinement Plan

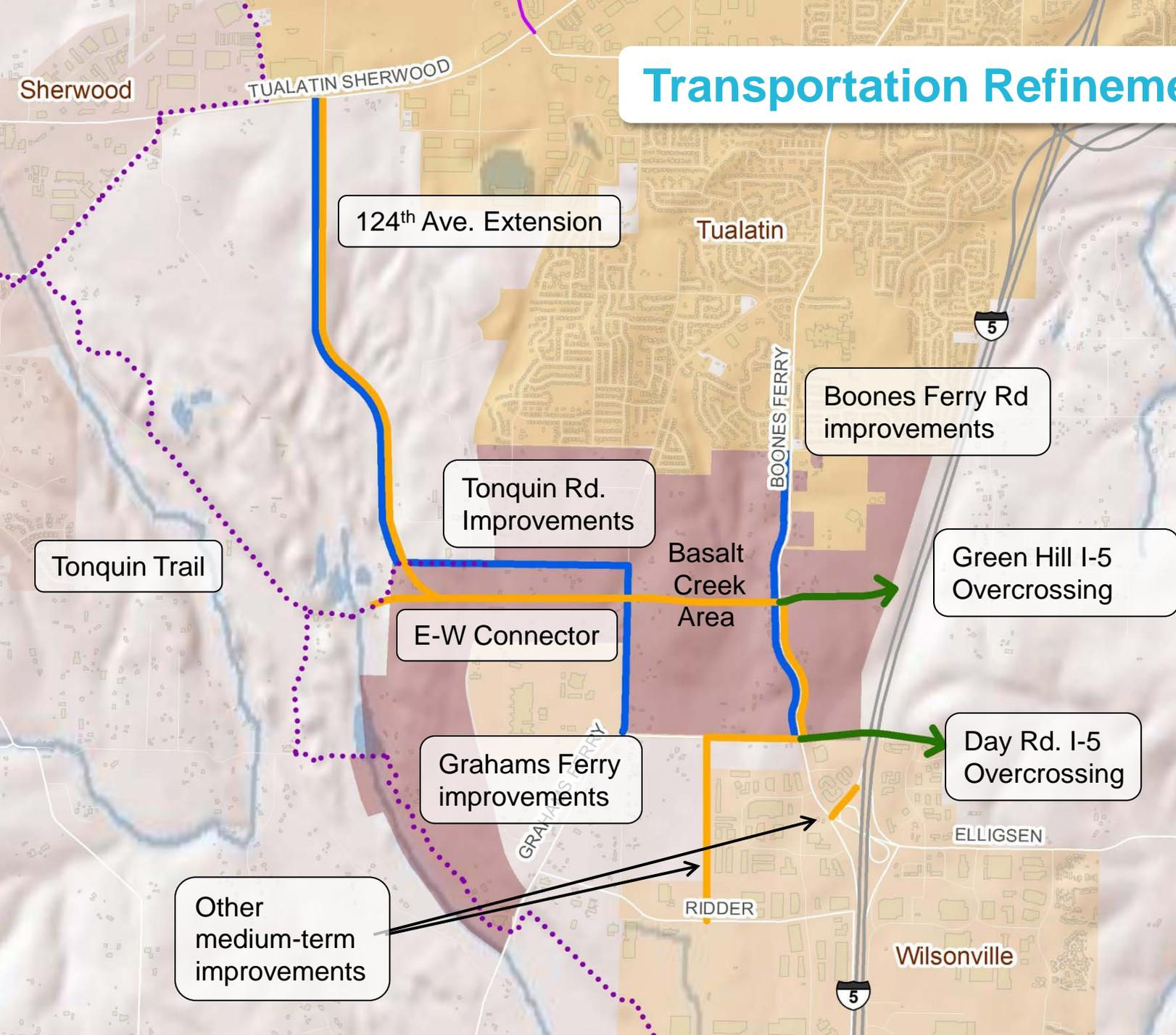
- **Purpose** New transportation system between Tualatin-Sherwood Rd & I-5
- **Components** 18 transportation investments – short, medium and long-term

Basalt Creek Transportation Refinement Plan (TRP)

Implications

- Alignments and access points for major roads and improvements are already established
- Local roads and multimodal connections still need attention

Transportation Refinement Plan

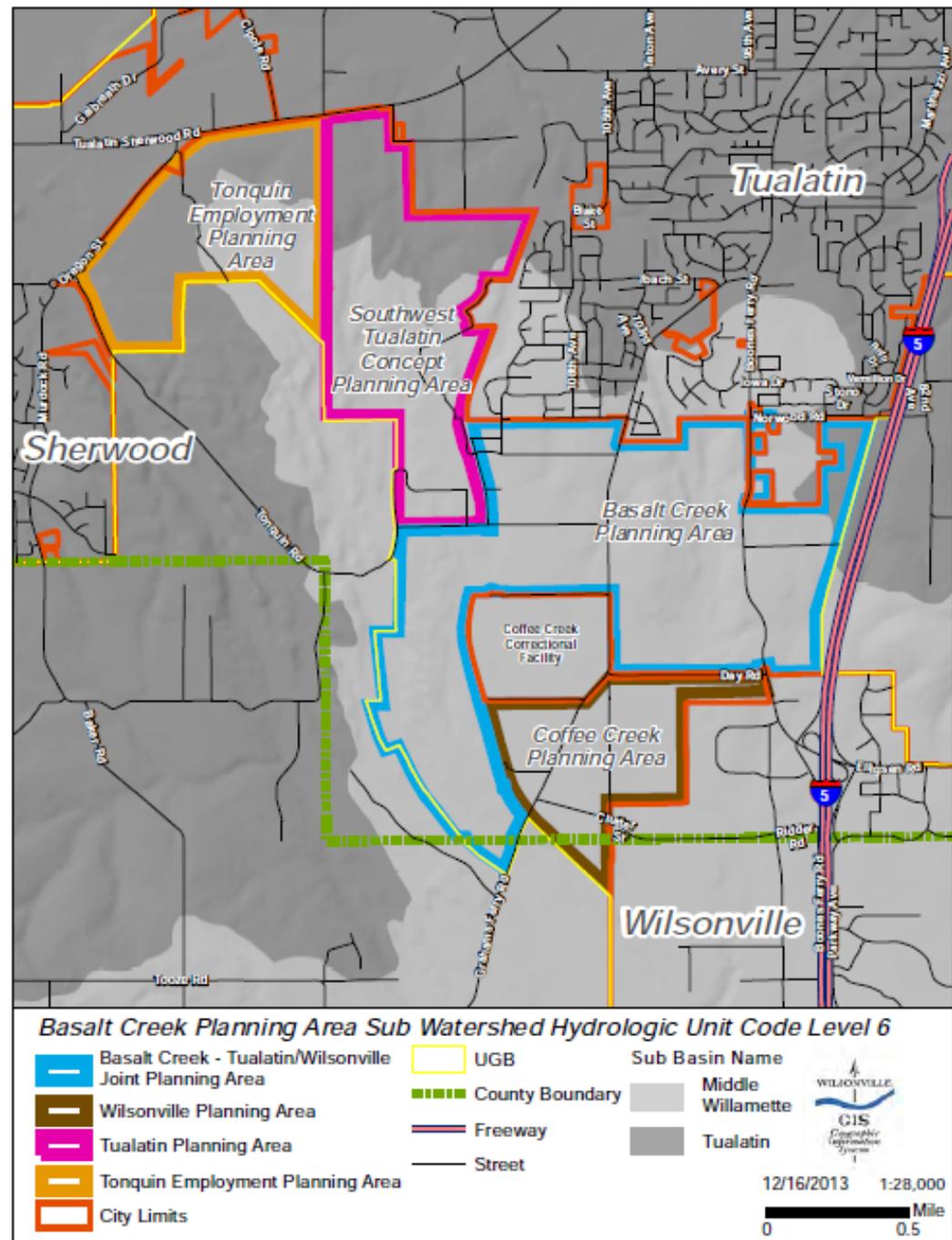


Existing Conditions

1. Housing and Employment
2. Environmental Constraints
3. Transportation
- 4. Infrastructure**

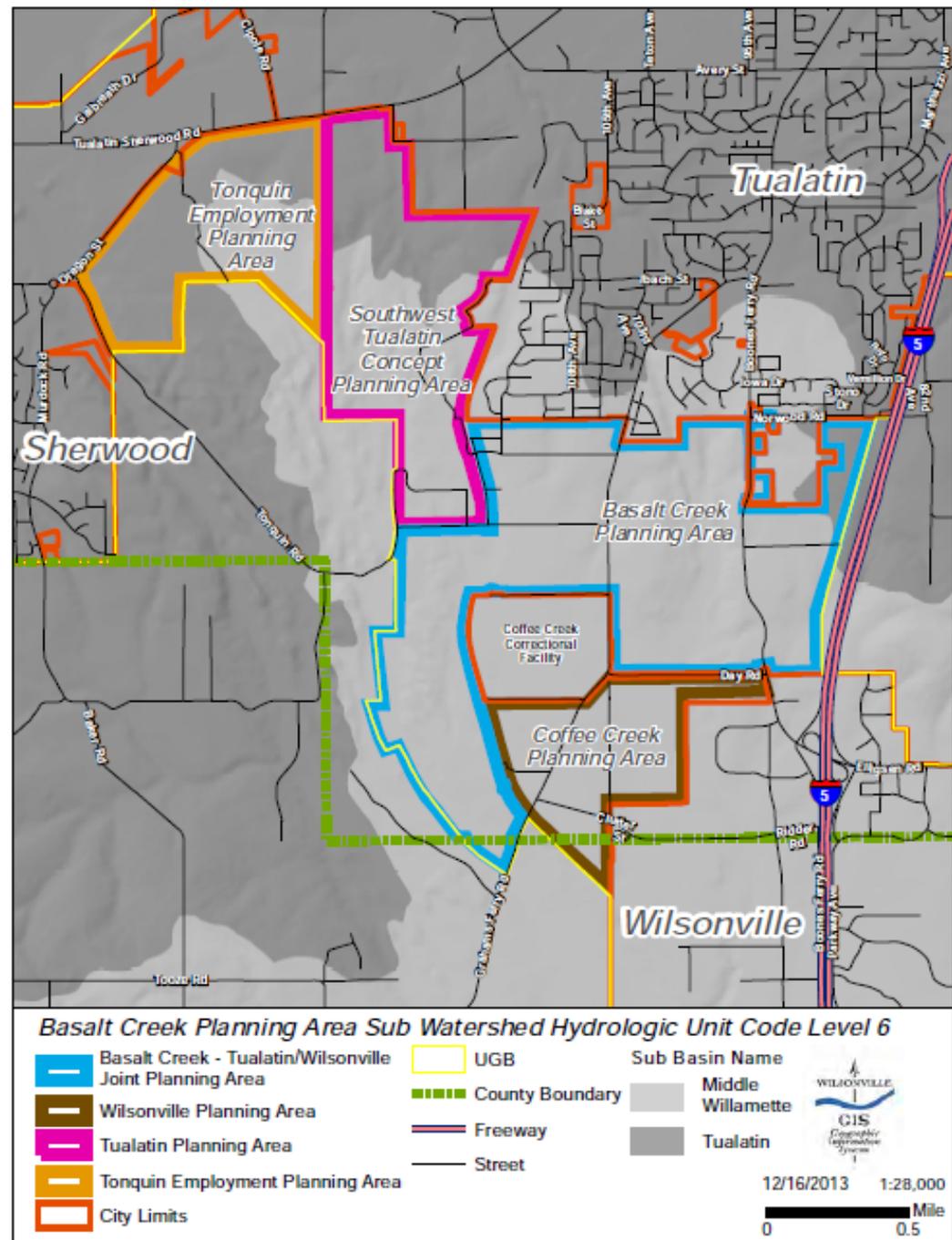


Watershed Map



Stormwater

- Dark grey - drains into Tualatin River
- Light grey - drains into Willamette River
- Tualatin annexed into CWS service boundary



Sanitary

- A majority of the area could flow by gravity to Wilsonville
- Both Tualatin and Wilsonville have or are considering flows from Basalt Creek in the sanitary master plans.

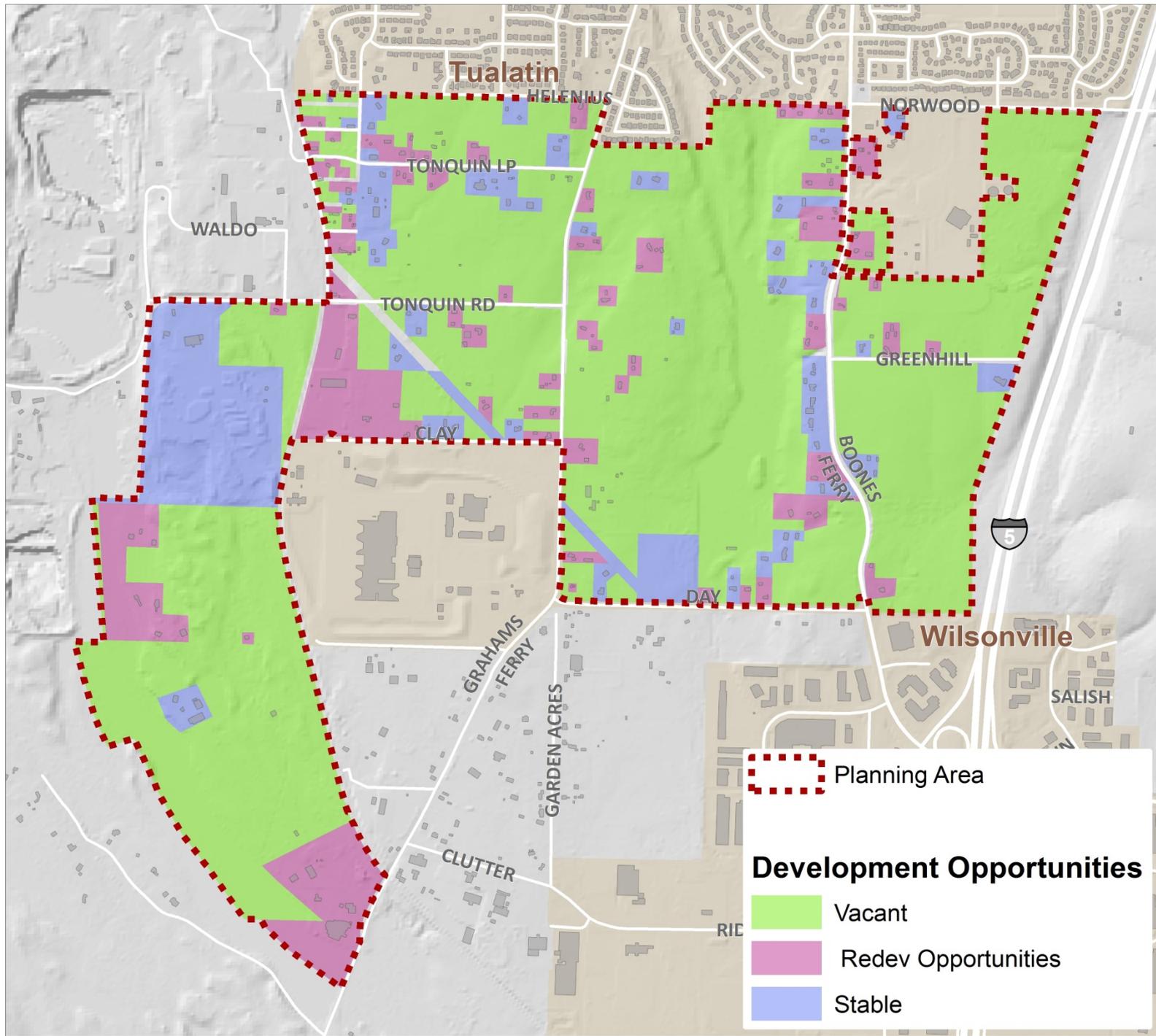
Sanitary

- Wilsonville is not part of Clean Water Services and is in the process of evaluating treatment plan capacity.
- Service Agreements will require changes to service boundaries and capacity impacts evaluation.

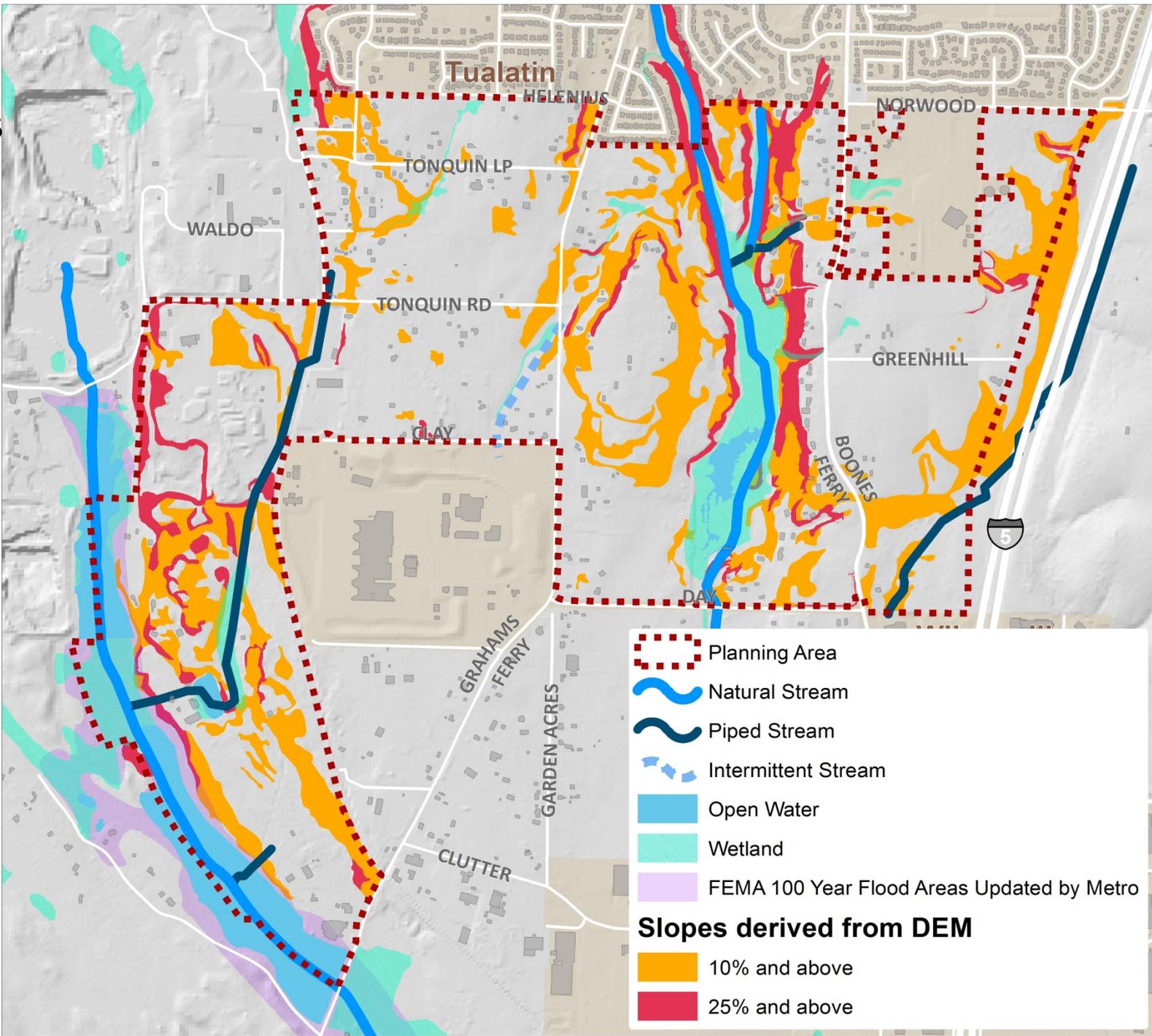
Water

- Basalt Creek area can be served by either Wilsonville or Tualatin
- Wilsonville's water comes from Willamette River Treatment Plan
- Tualatin's water comes from Bull Run

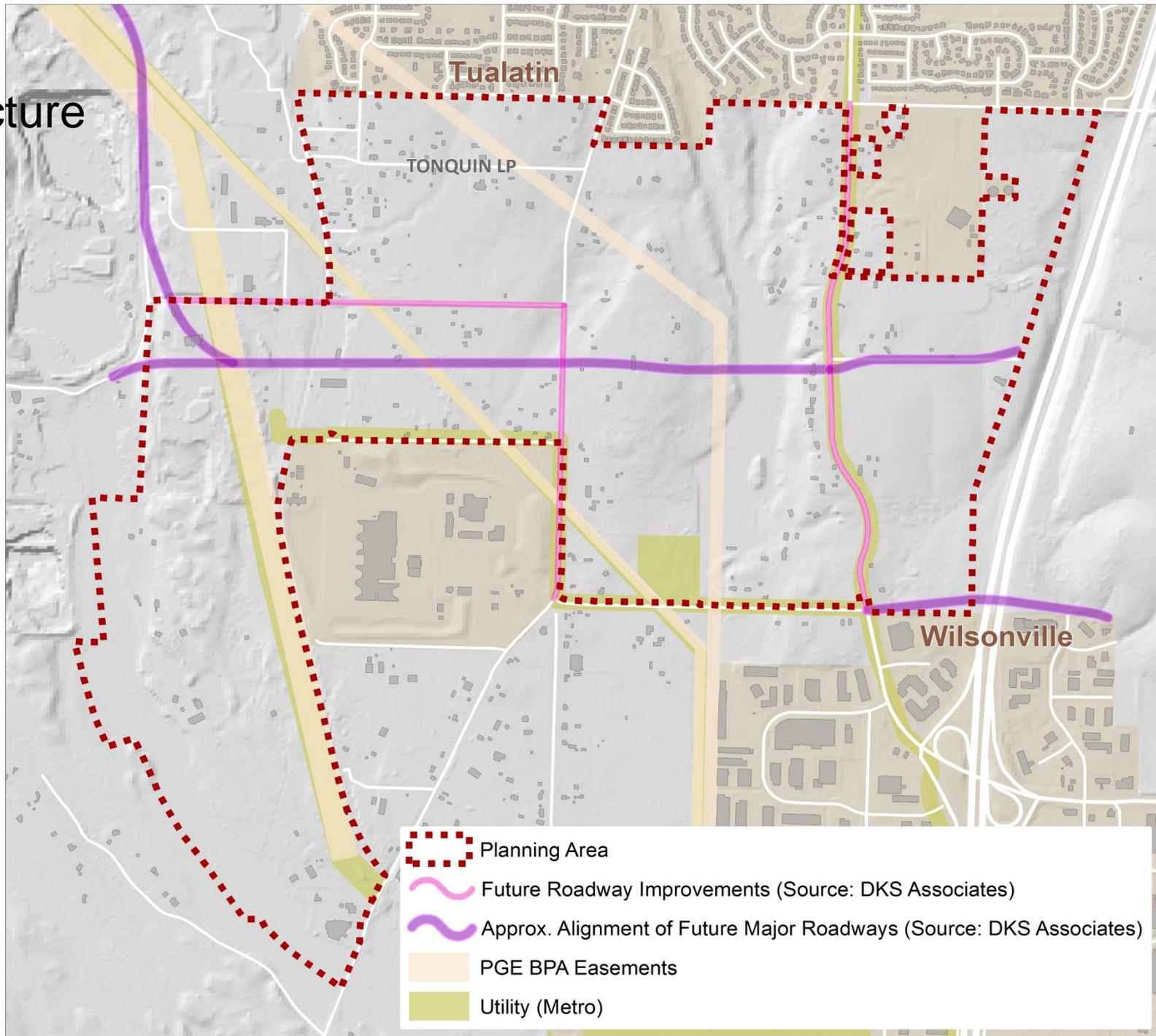
Vacant
and
available
land
work in
progress



Constraints

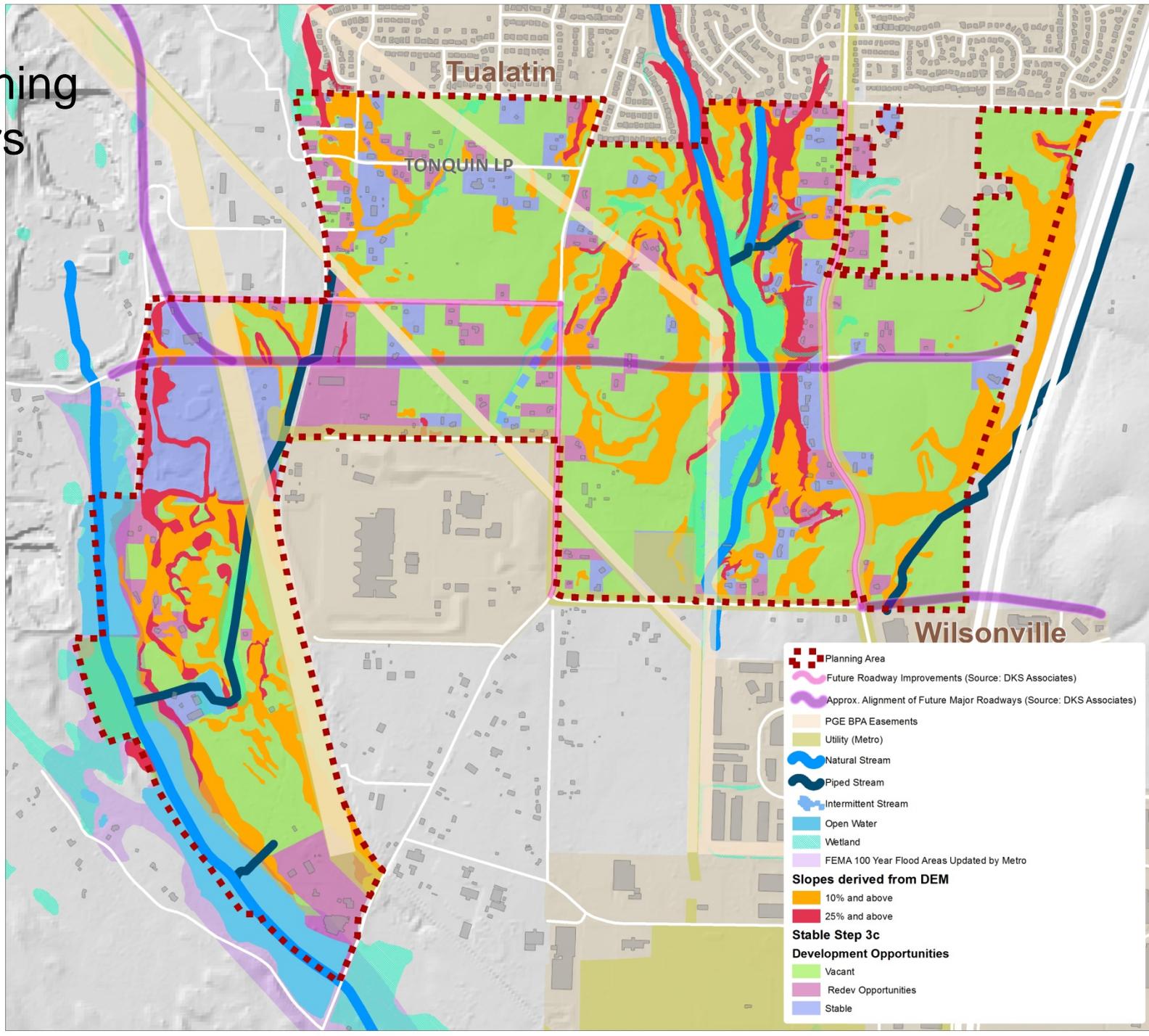


Infrastructure

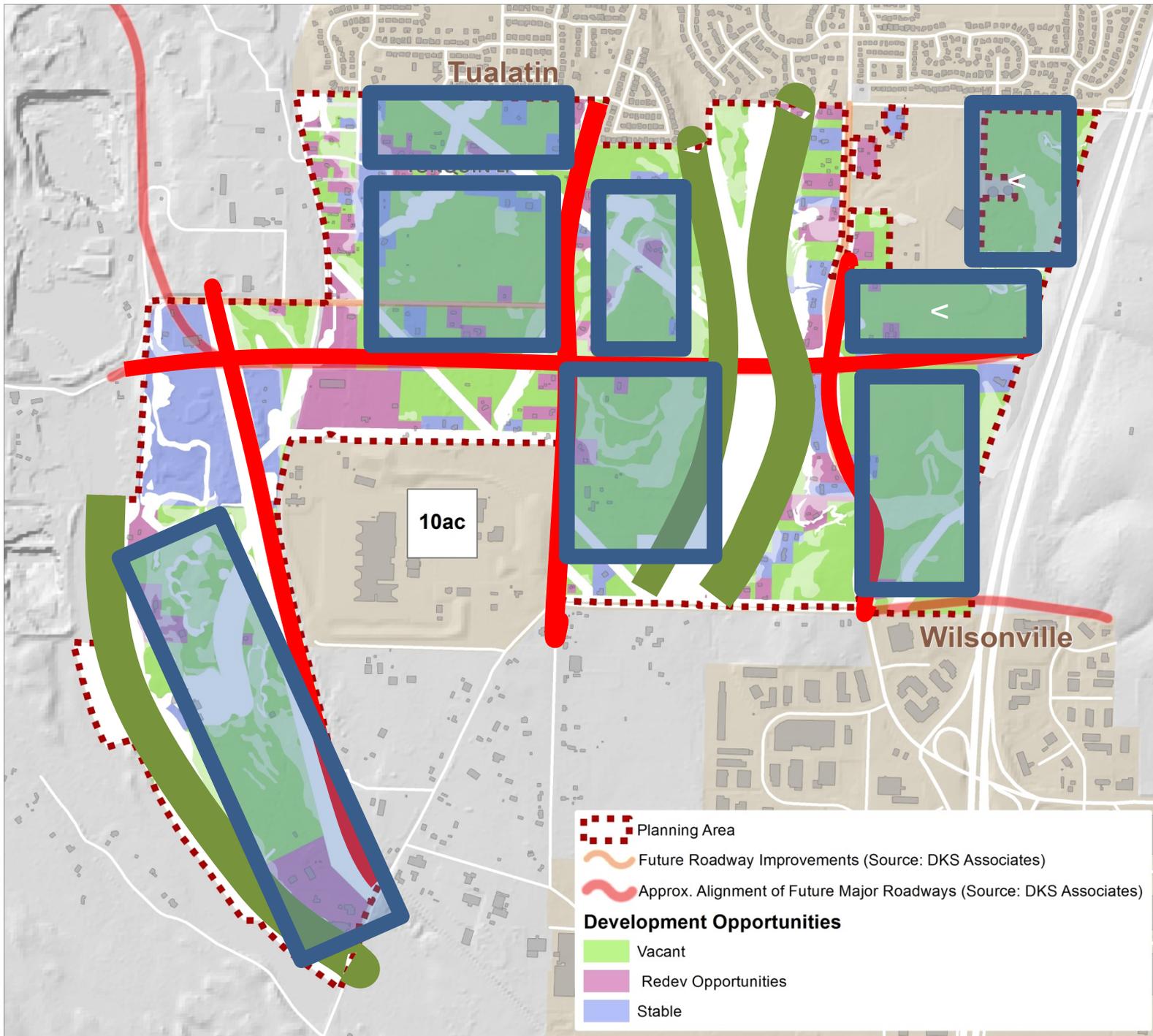


- Planning Area
- Future Roadway Improvements (Source: DKS Associates)
- Approx. Alignment of Future Major Roadways (Source: DKS Associates)
- PGE BPA Easements
- Utility (Metro)

Constraining Factors



Land Capability Work In Progress





Joint Council Meeting

Discussion



Agenda

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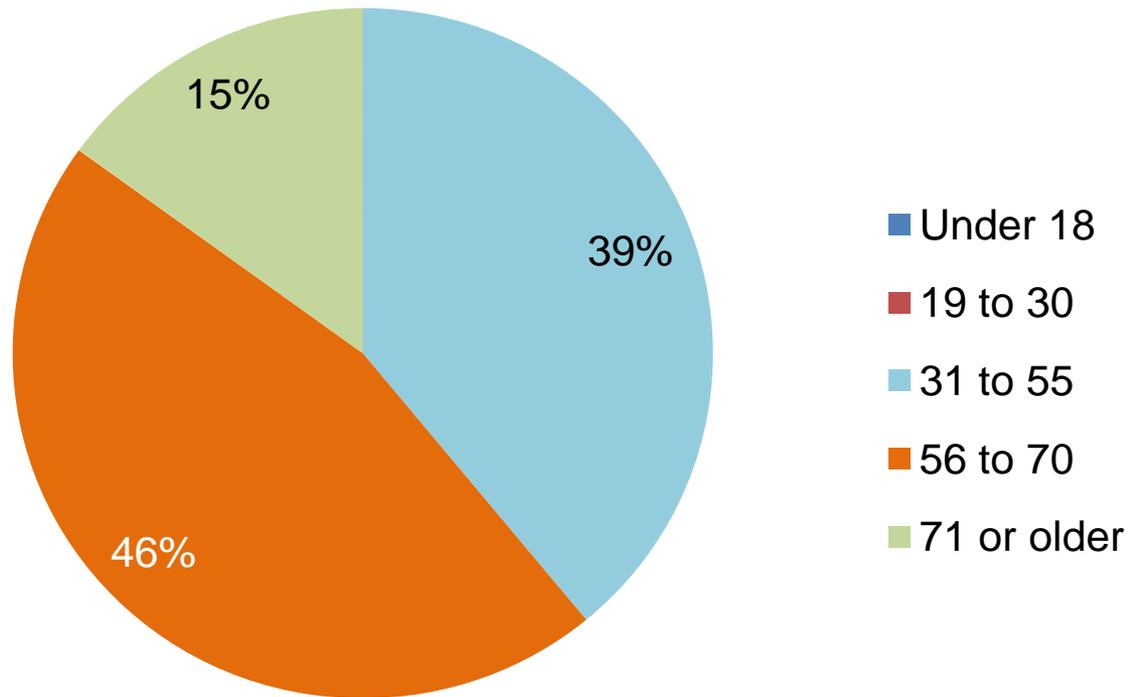
VI. Next Steps

Input into Scenarios

- Stakeholder Interviews
- Workshop
- On Line Results
- Joint Council Input

Workshop Results

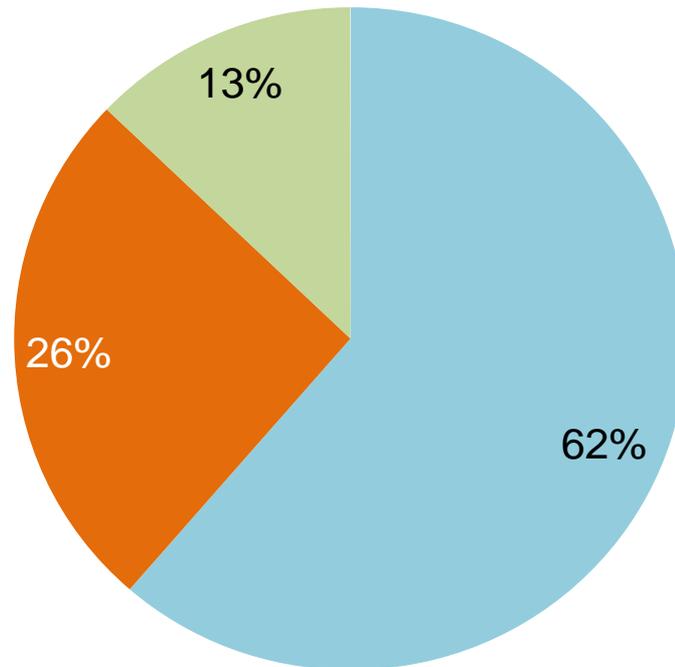
How old are you?



N = 42

Workshop Results

Have you participated in a public workshop before?



N = 39

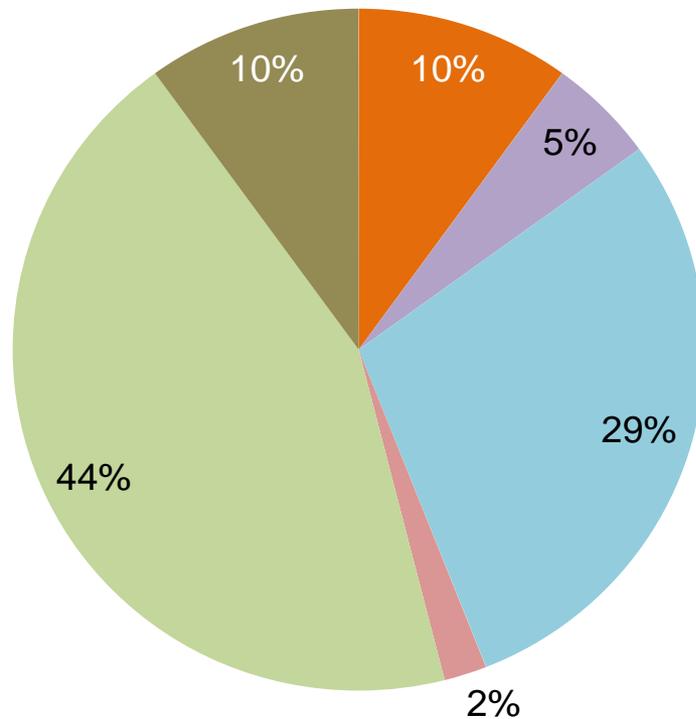
■ Yes - I love these things!

■ Nope, this is my first time

■ Not sure

Workshop Results

What is your primary connection to the Basalt Creek Planning Area?

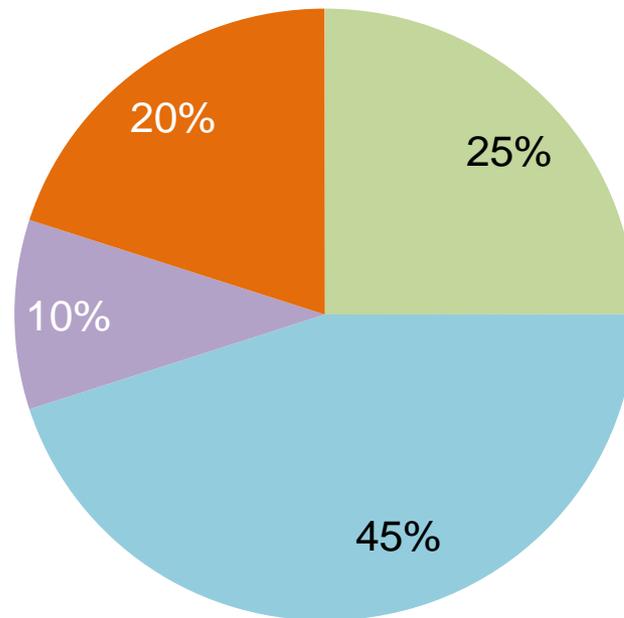


- I live in the area
- I work the area
- I own property in the area
- I recreate in the area
- I shop in the area
- I go to school in or near the area
- I do more than one of the above near the area
- None of the above/other

N = 41

Workshop Results

Where do you live?

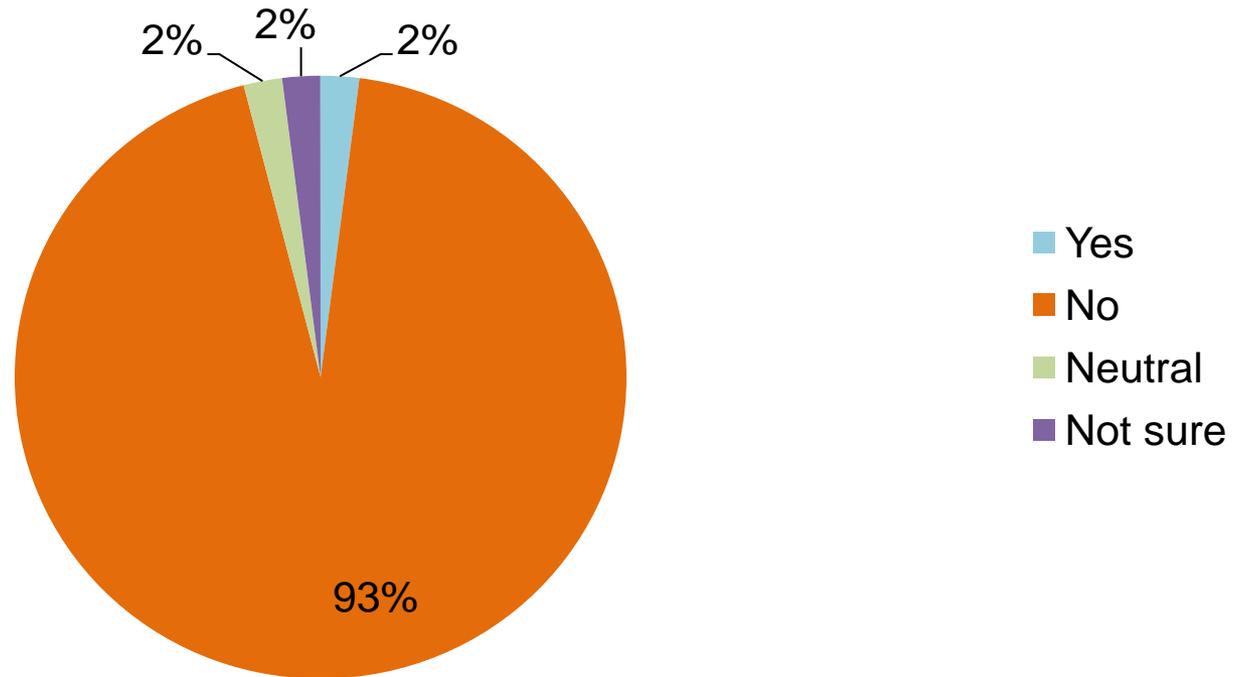


N = 40

■ The Basalt Creek planning area ■ Tualatin ■ Wilsonville ■ Other

Workshop Results

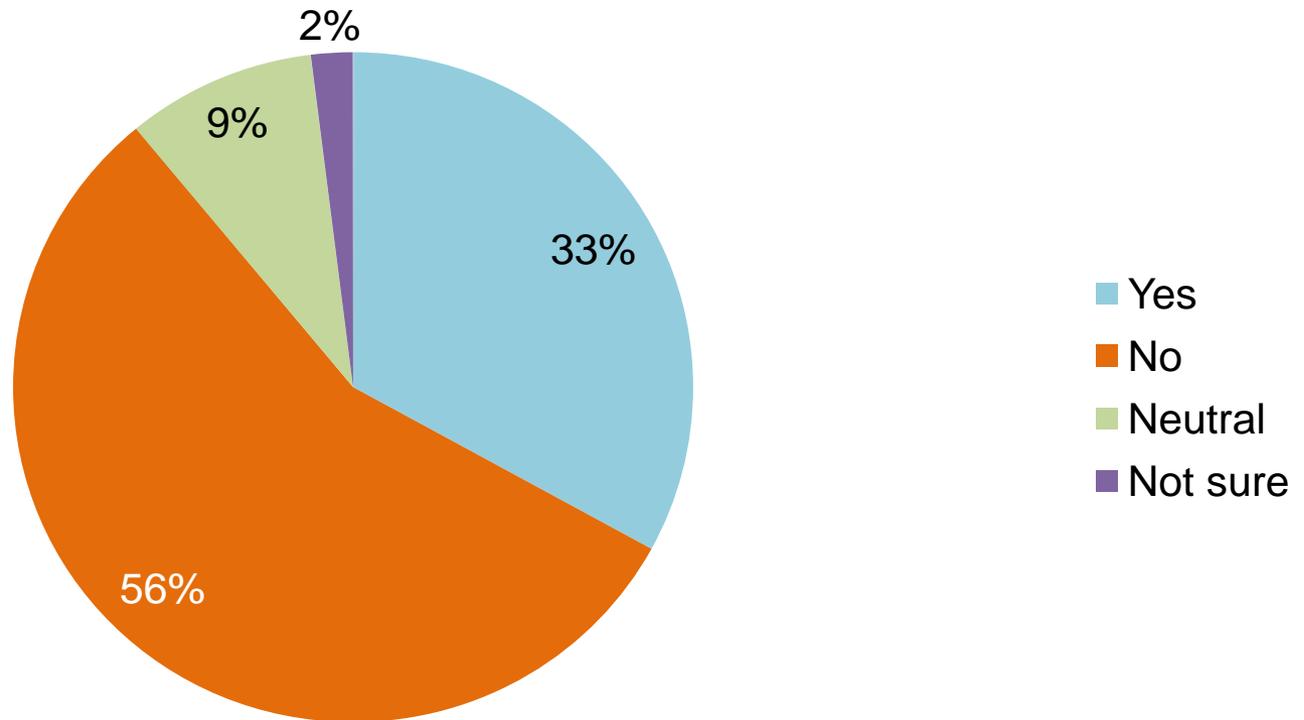
Appropriate for Basalt Creek?
Box retail (large-scale/auto-oriented)



N = 41

Workshop Results

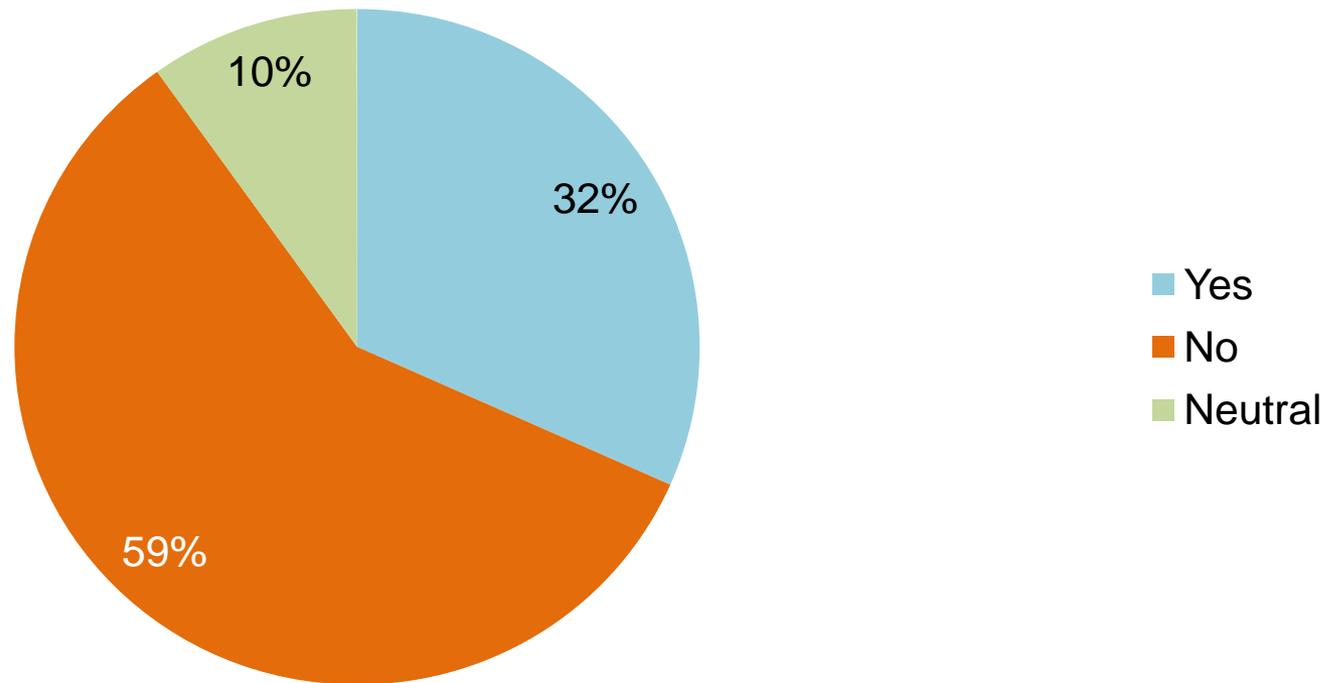
Appropriate for Basalt Creek?
Contractor's Supplies and Services



N = 43

Workshop Results

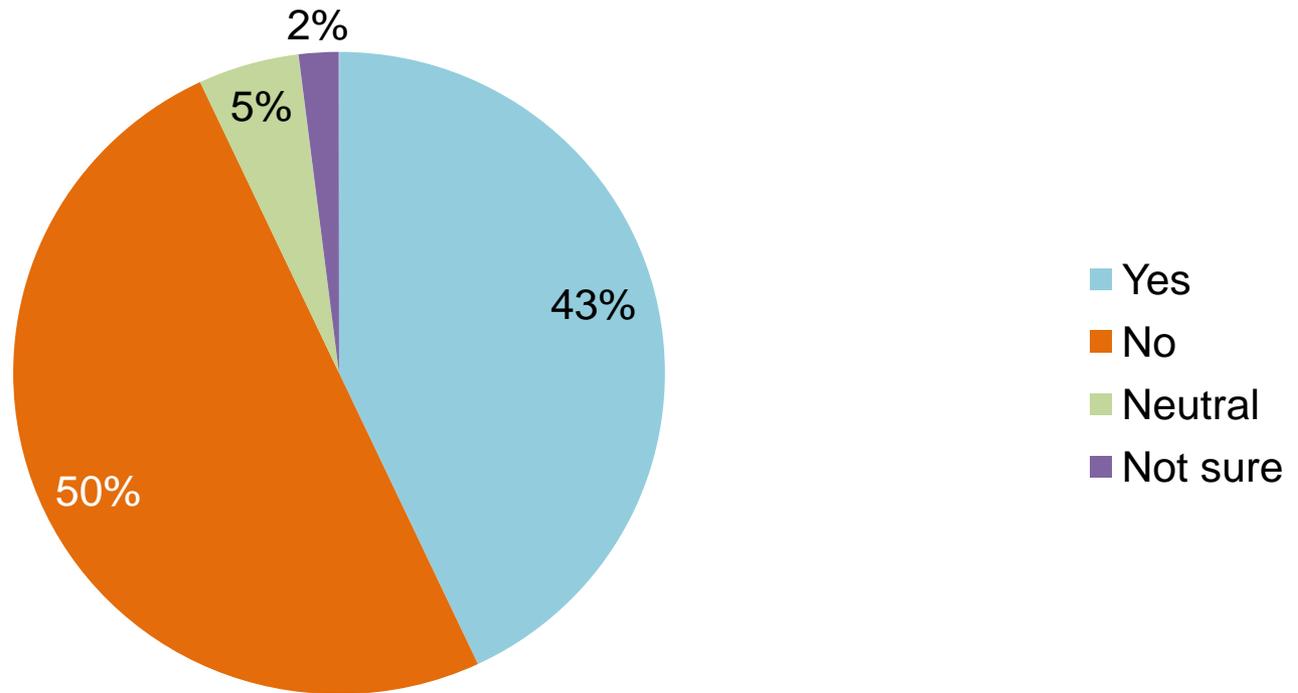
Appropriate for Basalt Creek?
Corner/convenience retail (single-use corner store)



N = 41

Workshop Results

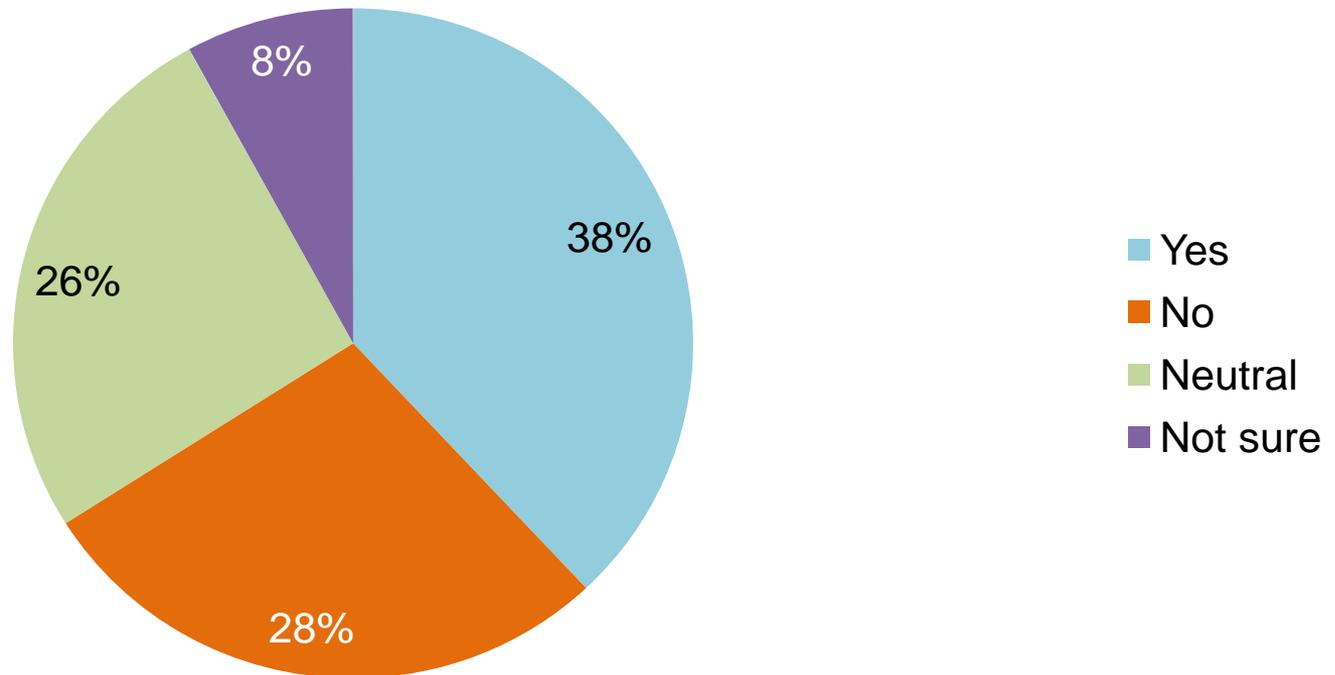
Appropriate for Basalt Creek?
Supermarket



N = 44

Workshop Results

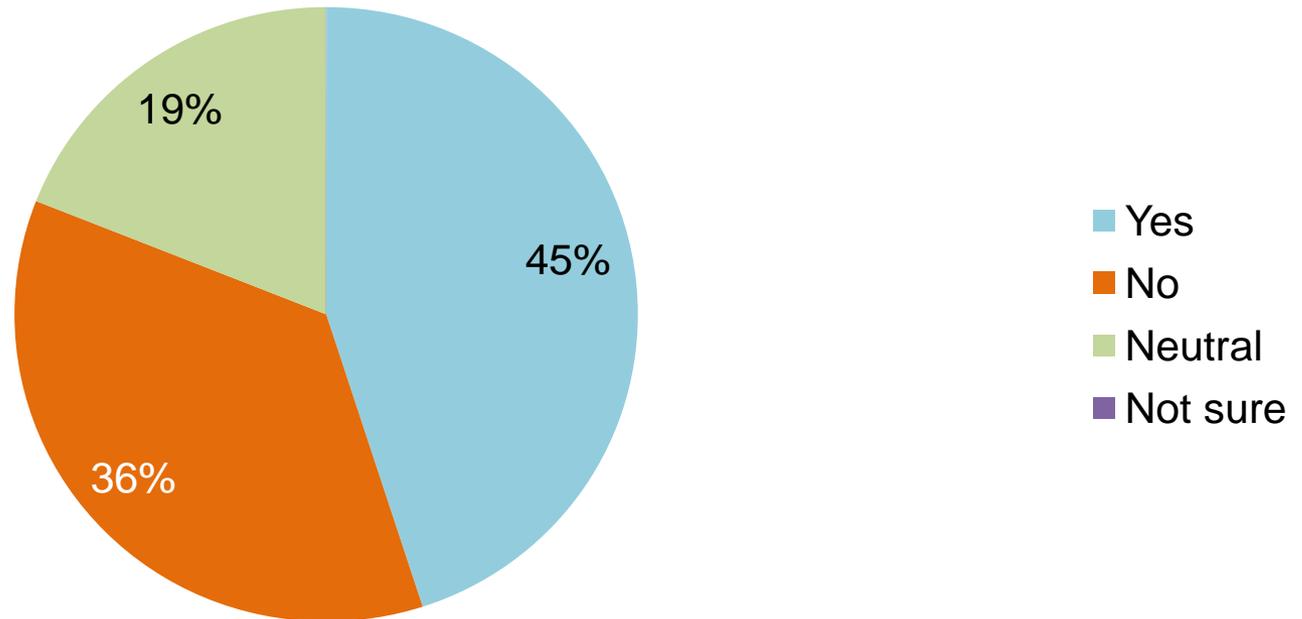
Appropriate for Basalt Creek?
Strip Retail (smaller scale/auto-oriented)



N = 39

Workshop Results

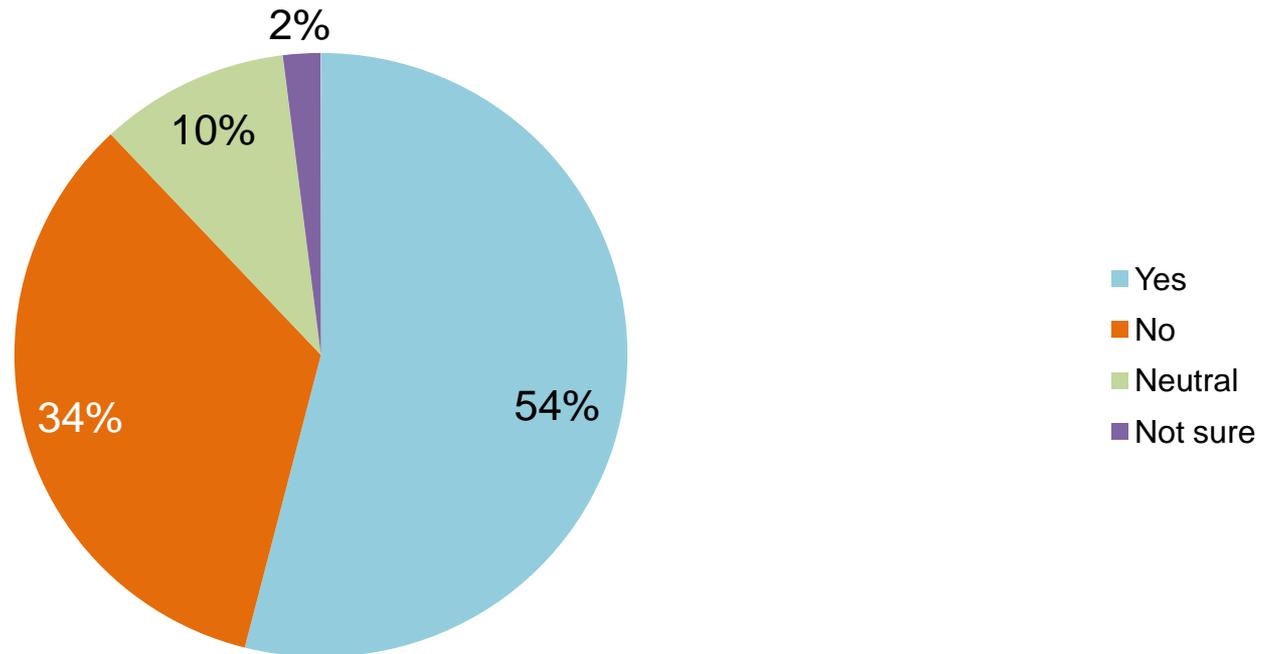
Appropriate for Basalt Creek? Medical Services



N = 42

Workshop Results

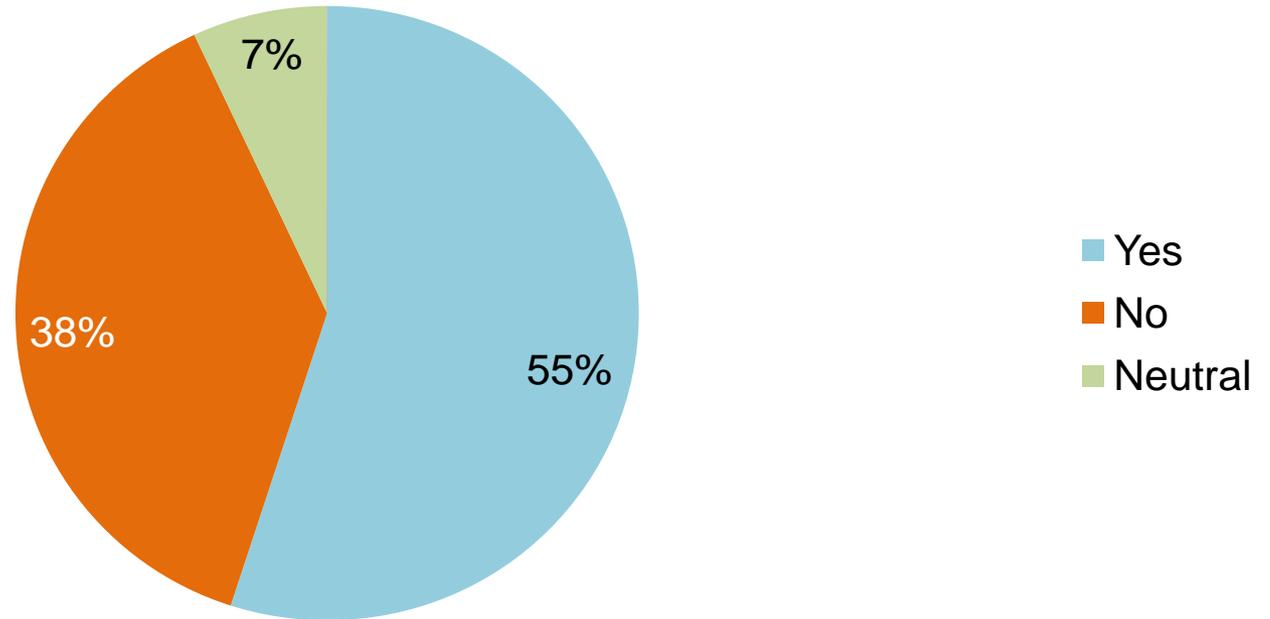
Appropriate for Basalt Creek?
Mixed-Use (ground floor retail with office or
housing above)



N = 41

Workshop Results

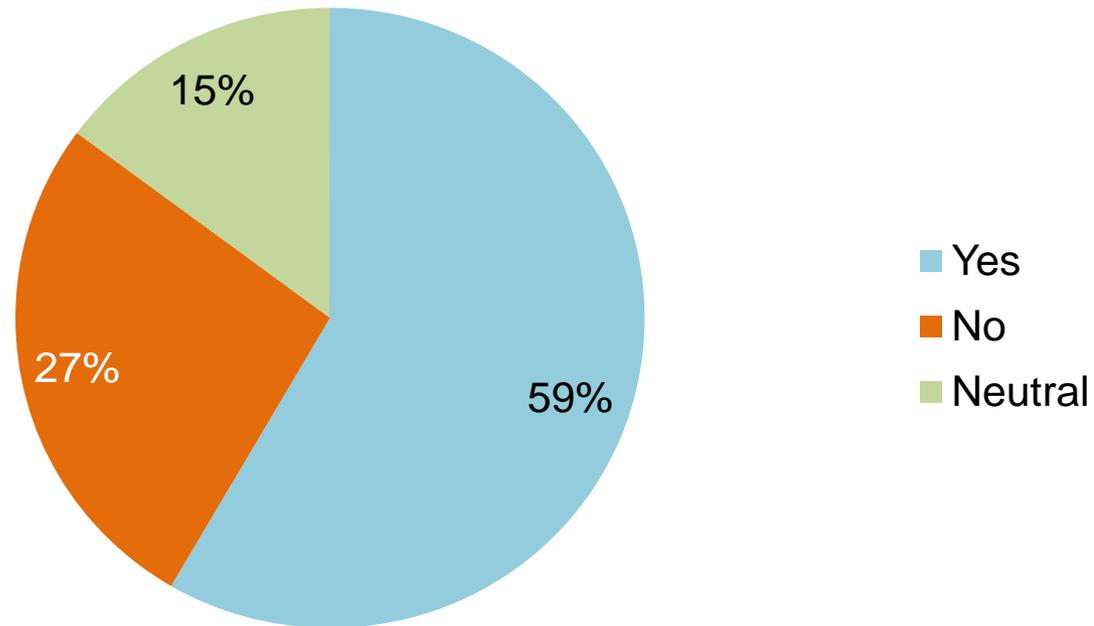
Appropriate for Basalt Creek?
Restaurants



N = 42

Workshop Results

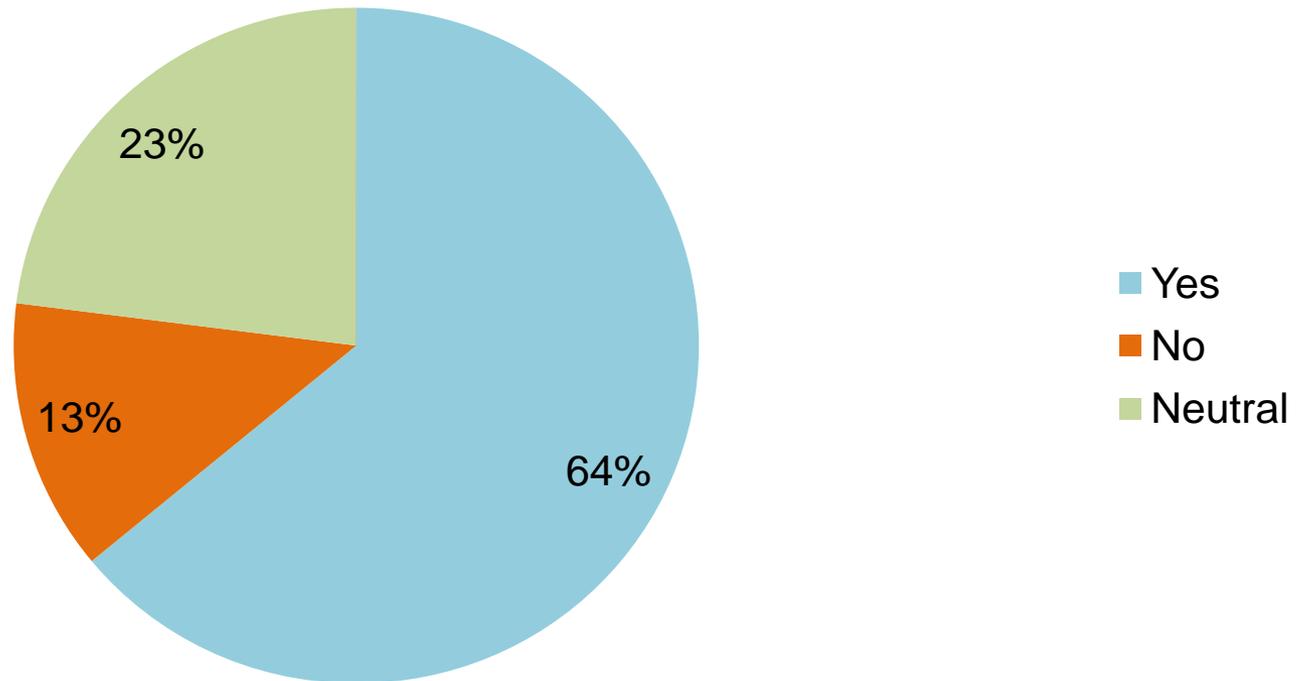
Appropriate for Basalt Creek?
Neighborhood Retail (small-scale/oriented to
pedestrians, transit and cars)



N = 41

Workshop Results

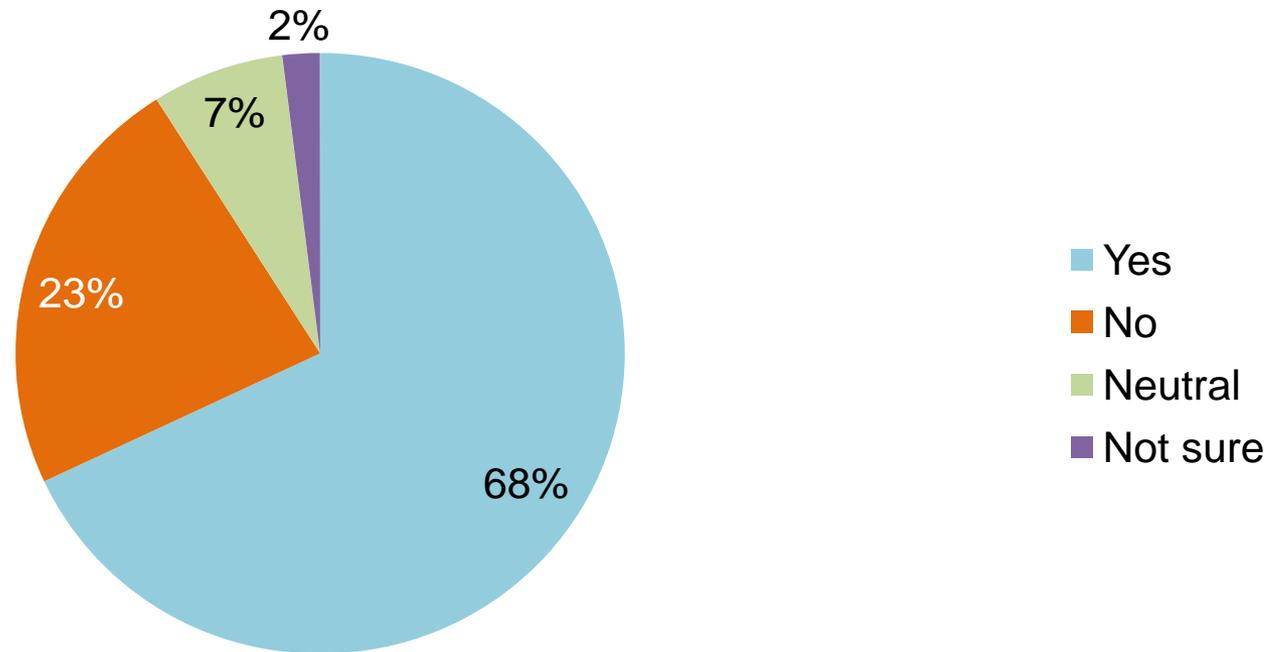
Appropriate for Basalt Creek?
Retail internally oriented to employees on a
campus



N = 39

Workshop Results

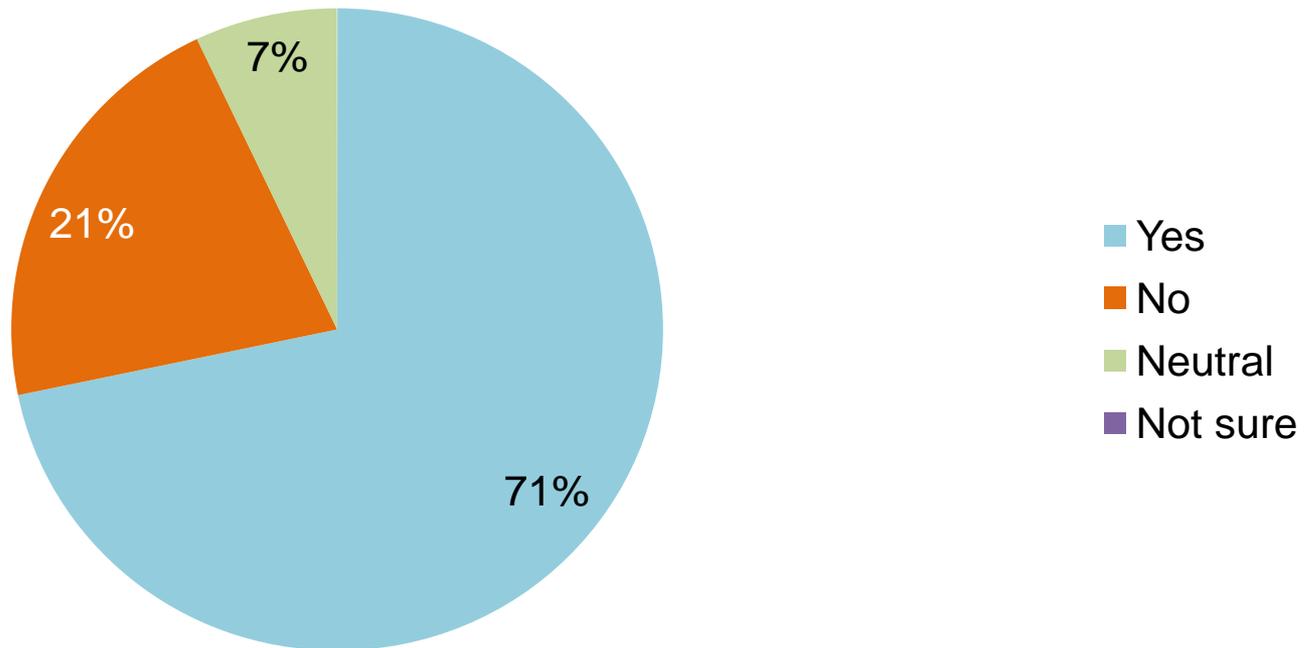
Appropriate for Basalt Creek?
Farm Stands



N = 44

Workshop Results

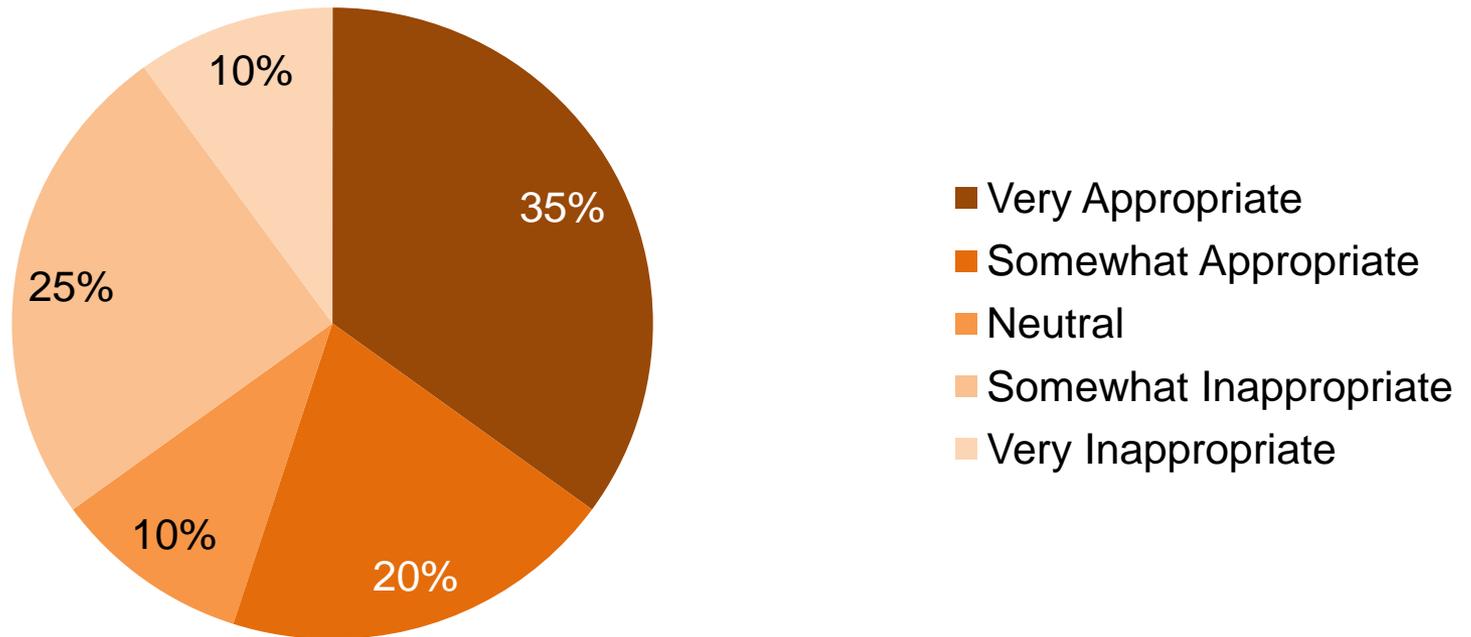
Appropriate for Basalt Creek?
Coffee Shops



N = 42

Workshop Results

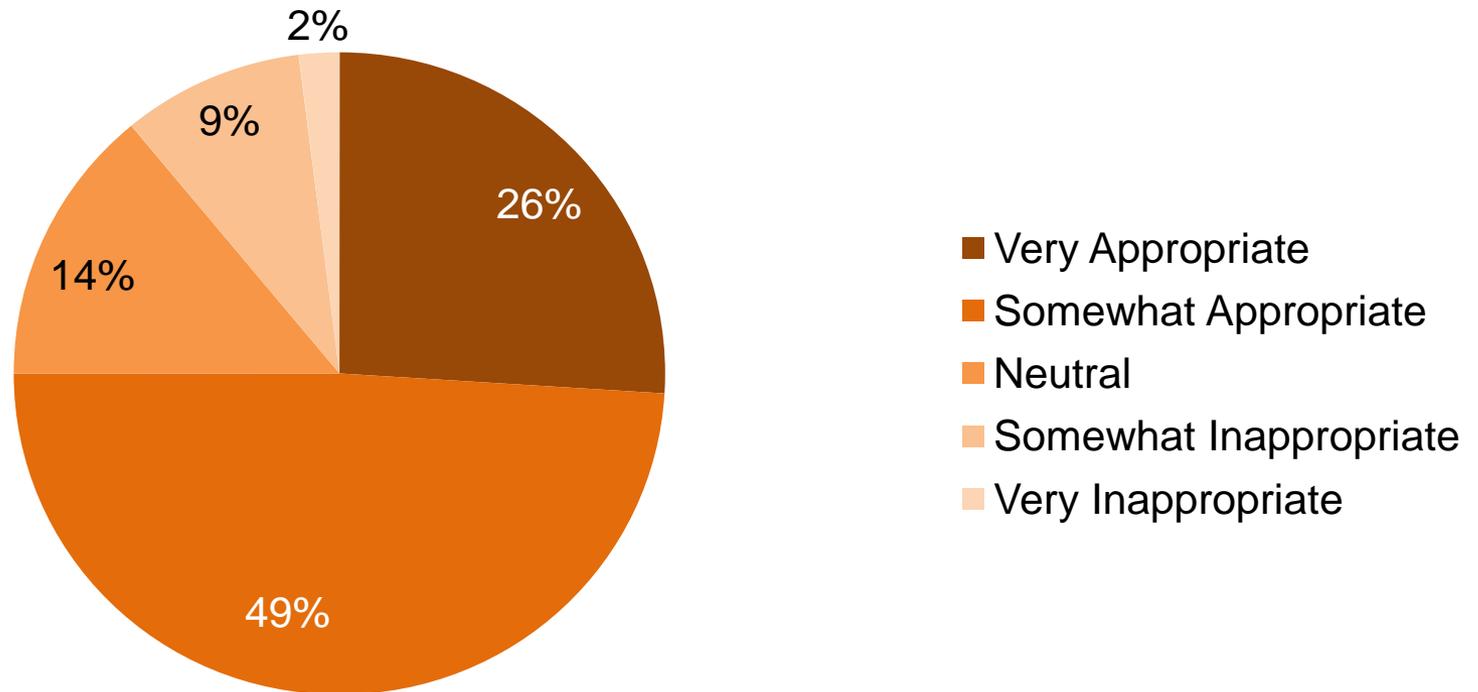
Appropriate for Basalt Creek? Warehousing Employment



N = 39

Workshop Results

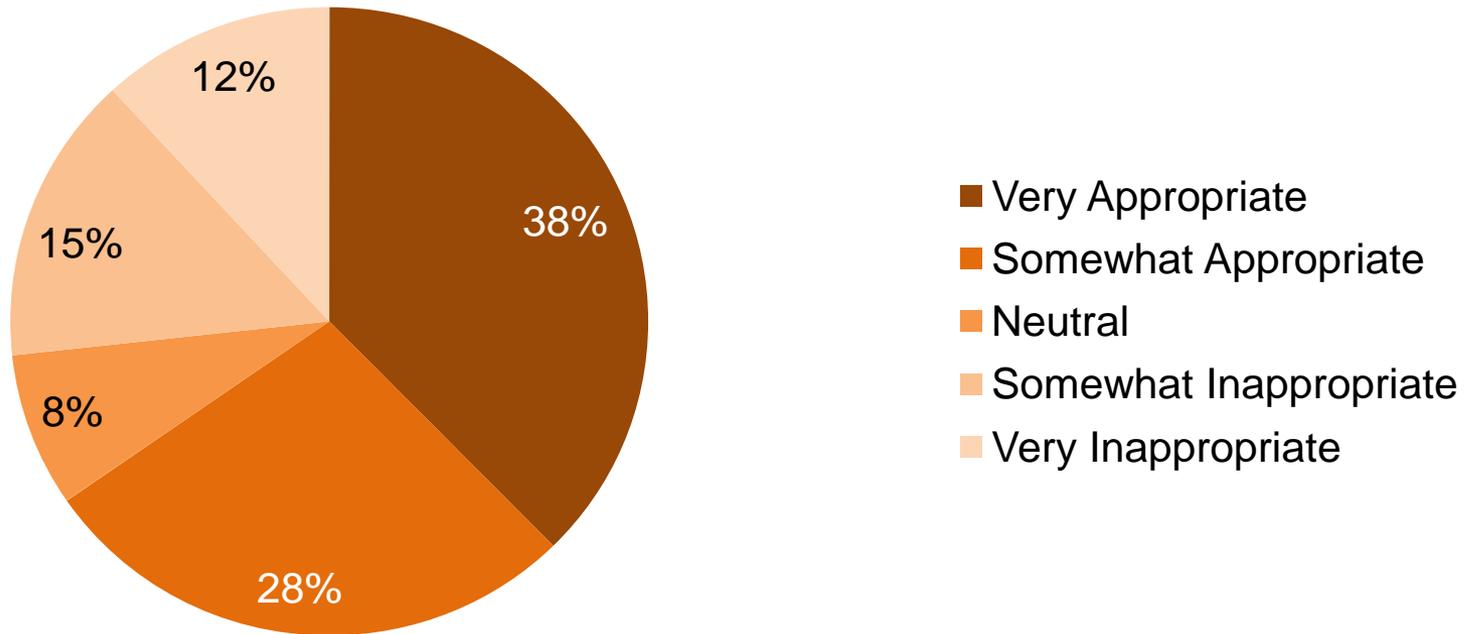
Appropriate for Basalt Creek? Office Employment



N = 43

Workshop Results

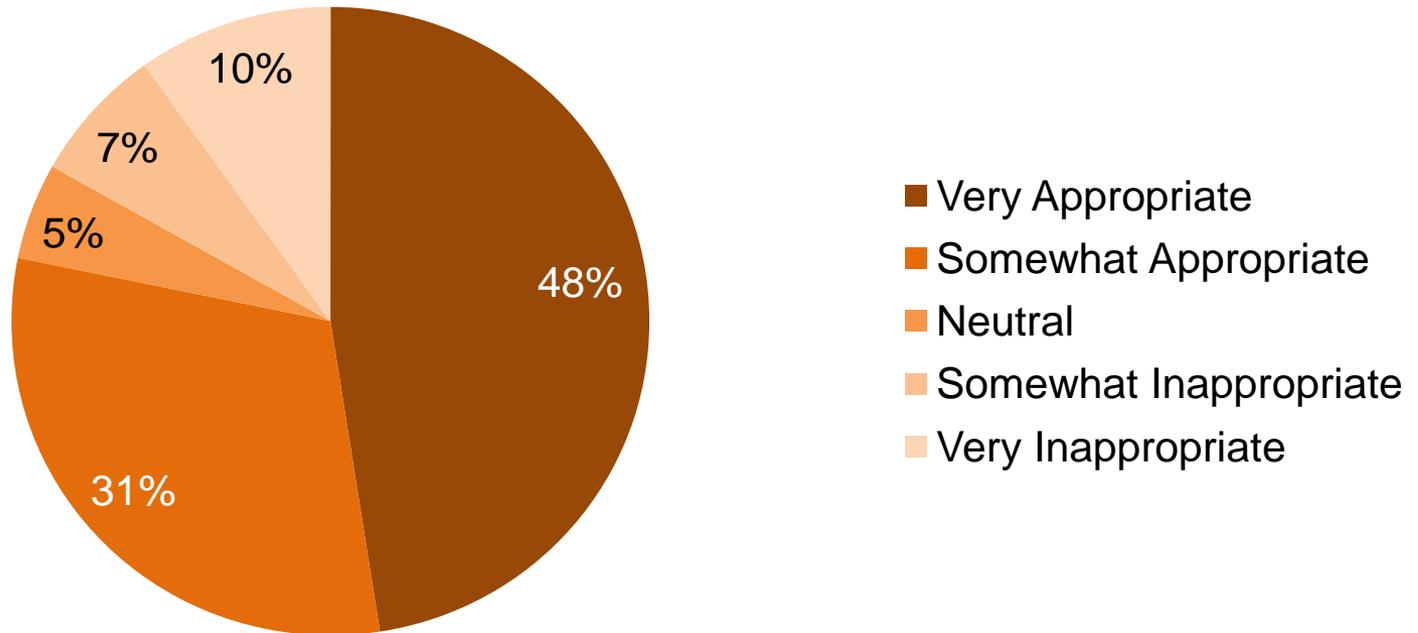
Appropriate for Basalt Creek? Light Manufacturing Employment



N = 40

Workshop Results

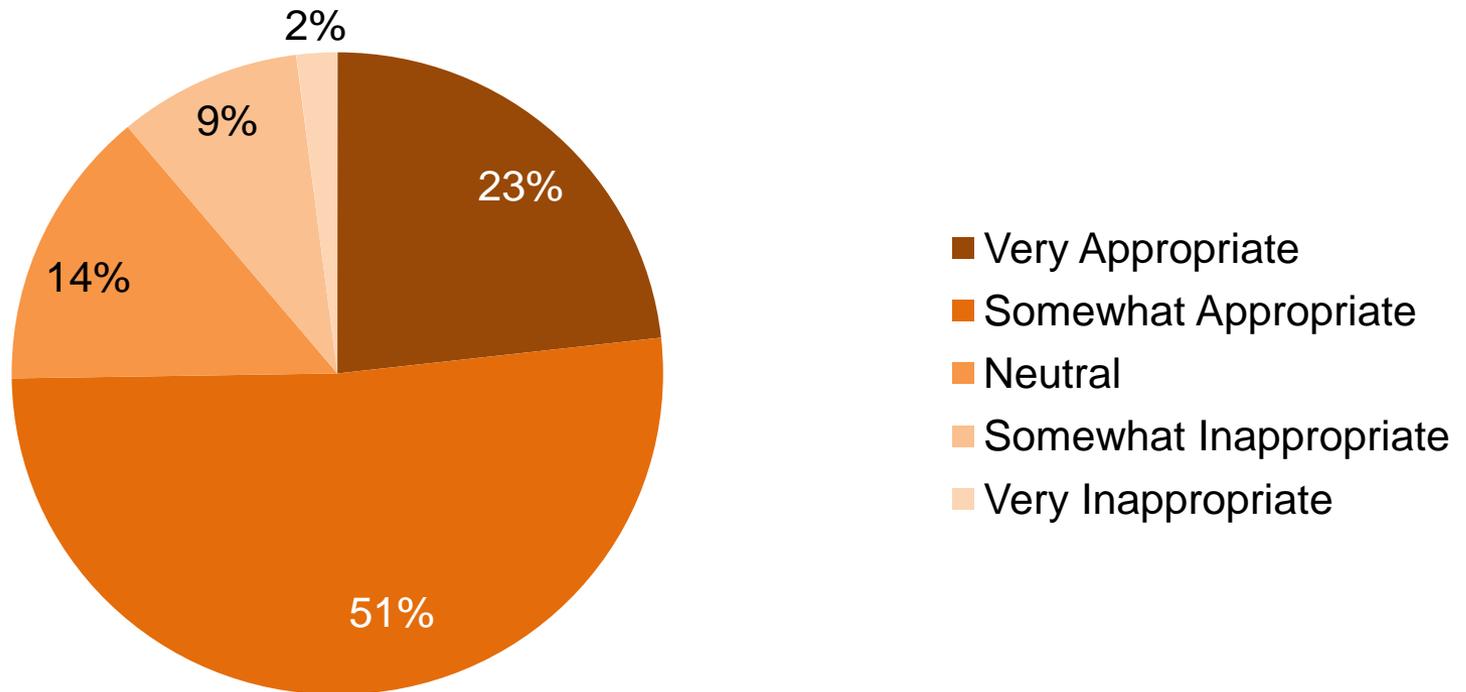
Appropriate for Basalt Creek? Industrial Flex Space Employment



N = 42

Workshop Results

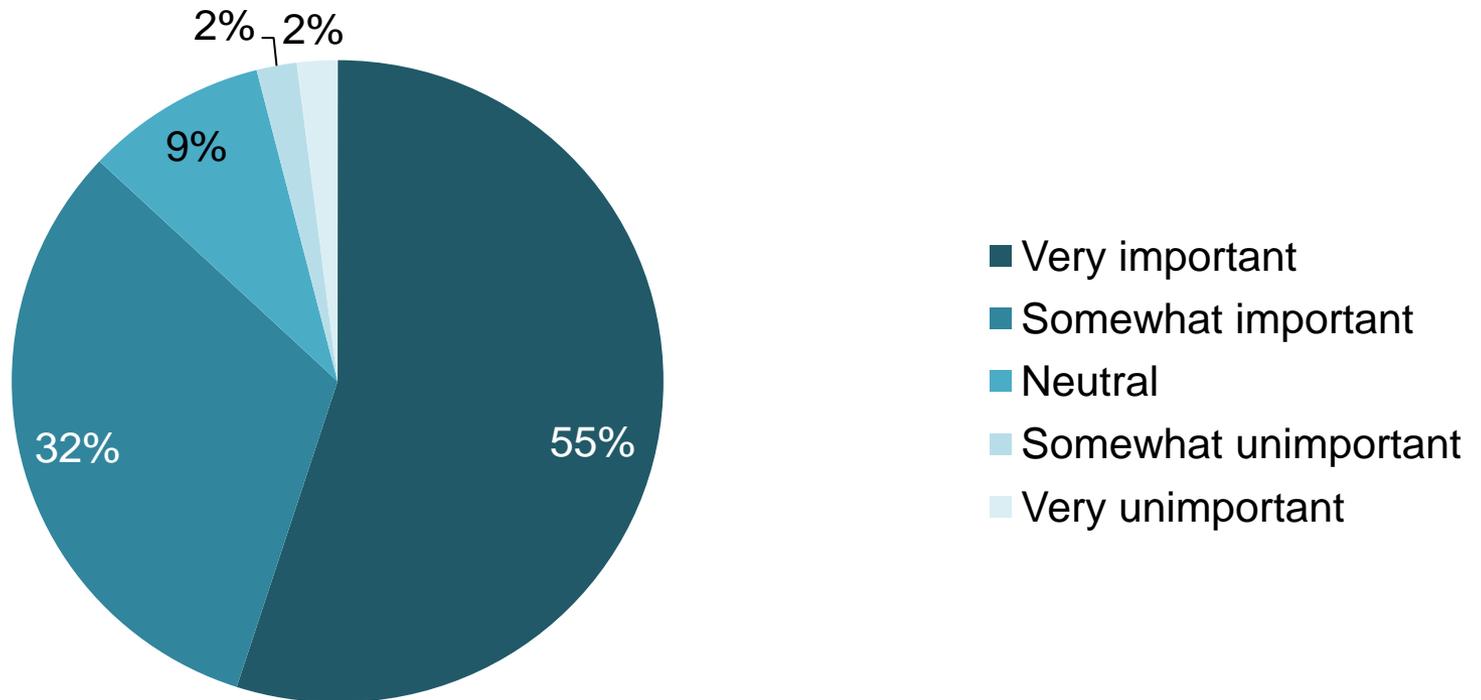
Appropriate for Basalt Creek? Small-Scale Retail Employment



N = 43

Workshop Results

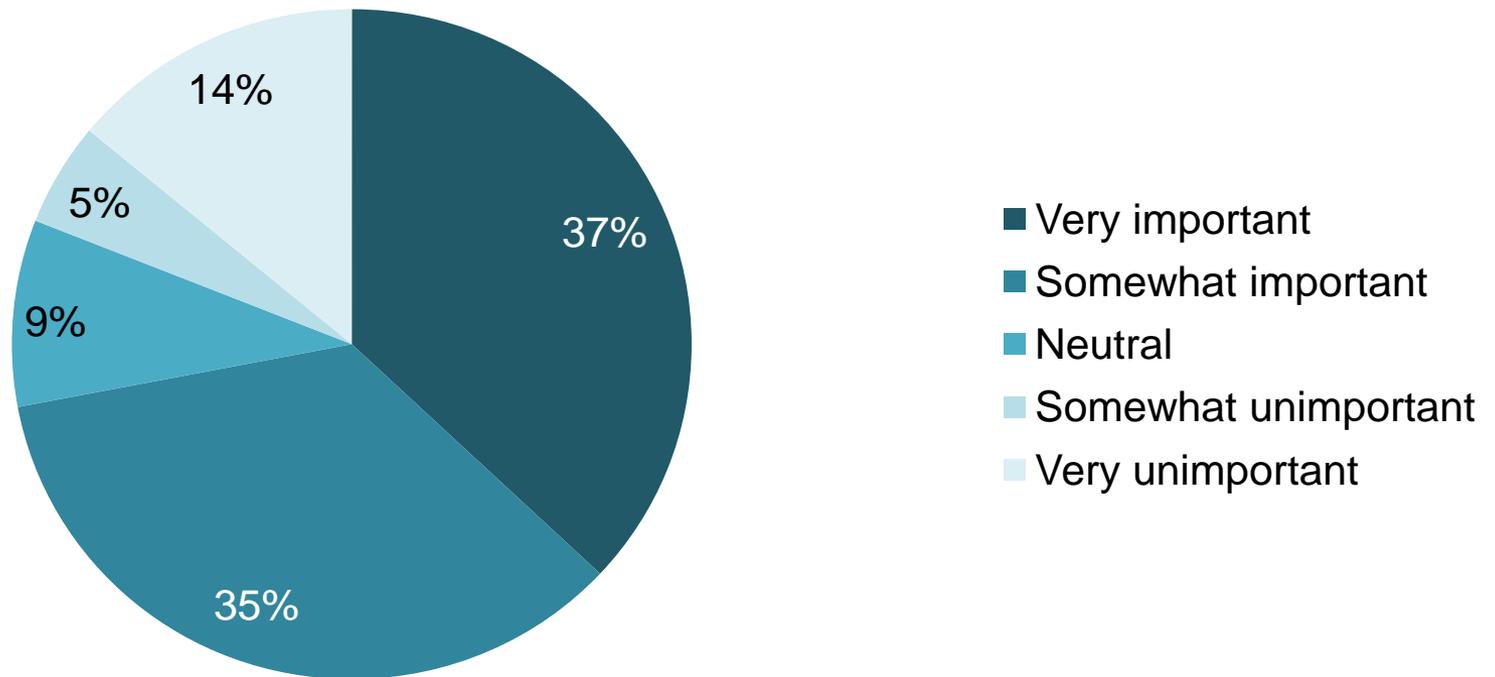
How important for Basalt Creek?
Jobs



N = 44

Workshop Results

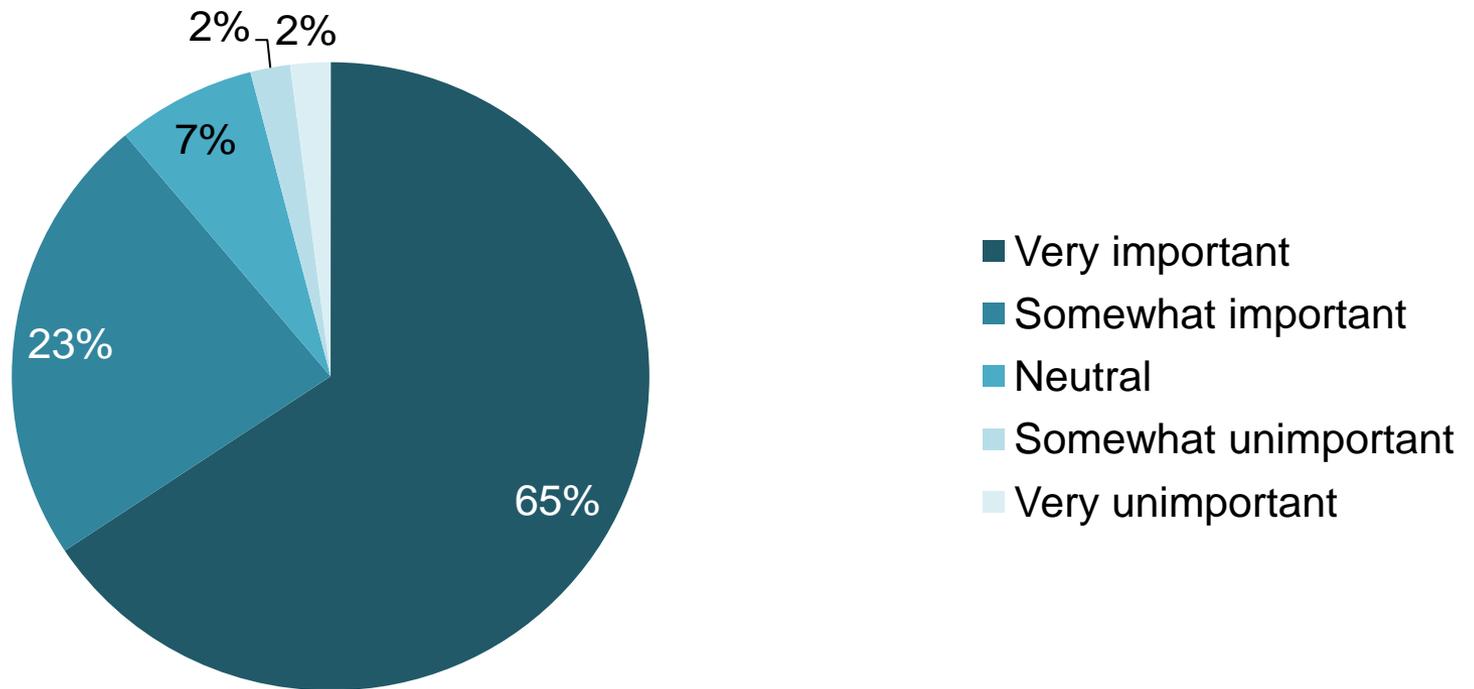
How important for Basalt Creek?
Environmental Protection



N = 43

Workshop Results

How important for Basalt Creek?
Housing



N = 43

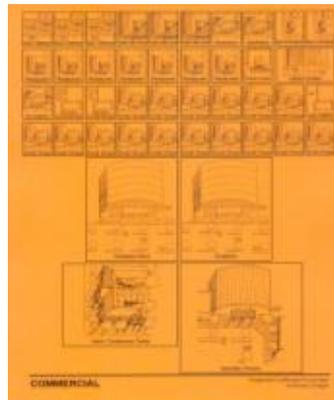
Map Exercise

Development Chips

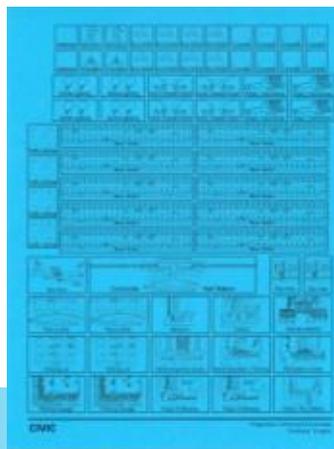
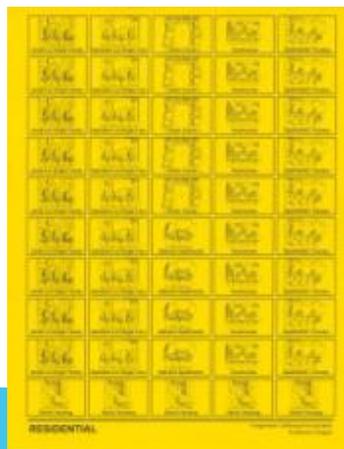
Employment



Commercial



Mixed Use

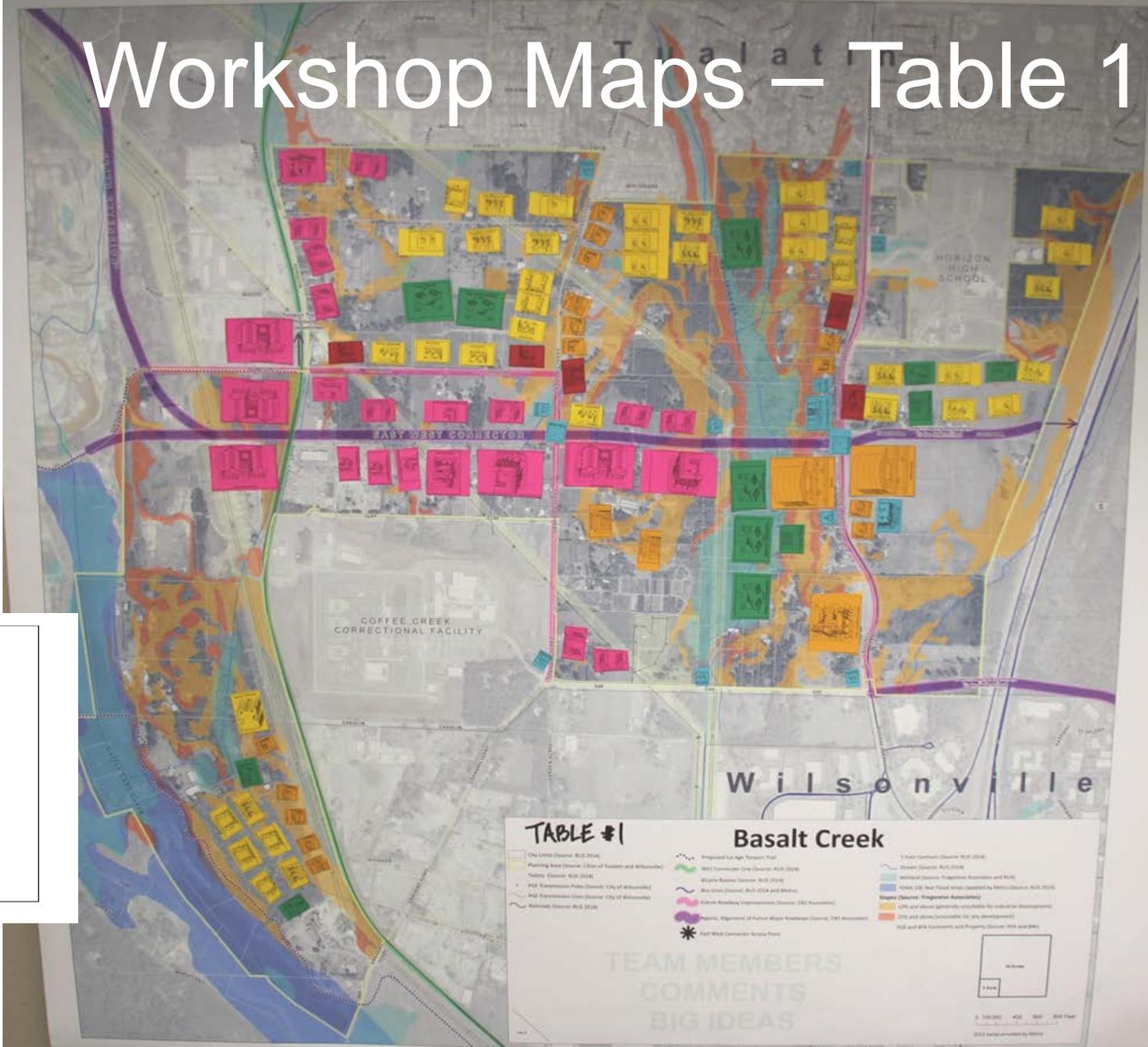


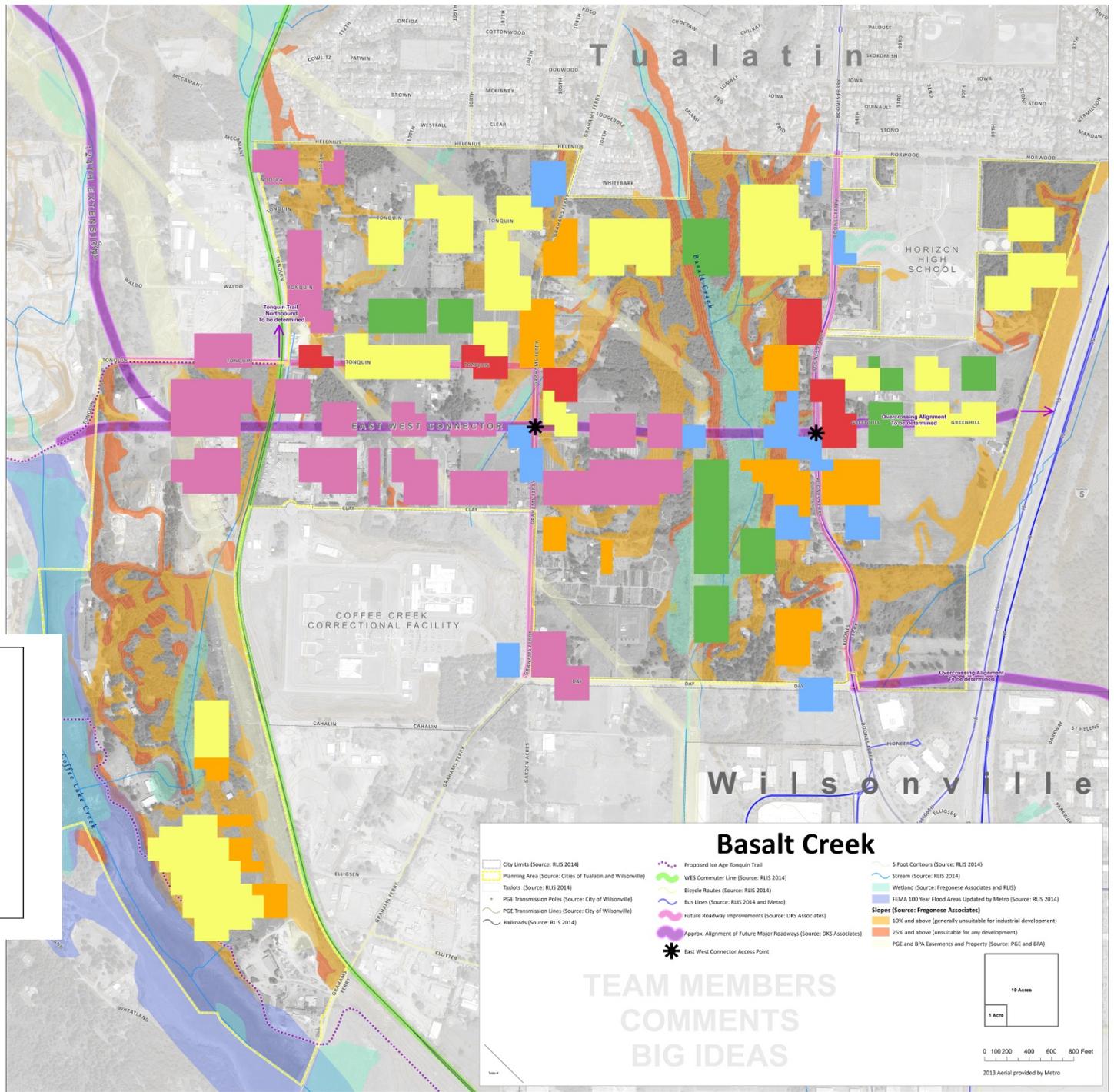
Residential

Civic

Open Space

Workshop Maps – Table 1



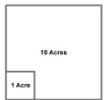


Tualatin

Wilsonville

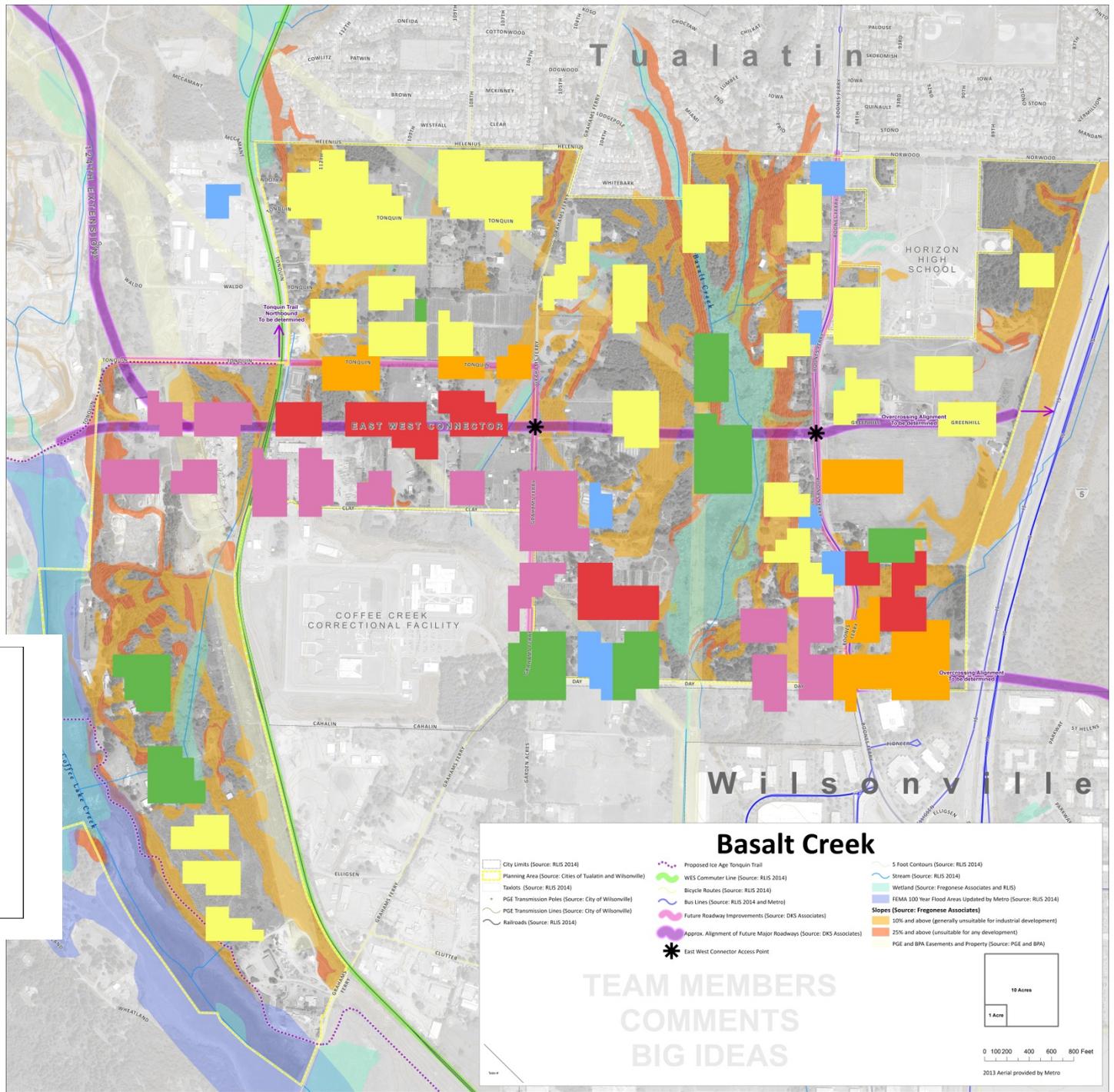
Basalt Creek

- City Limits (Source: RLS 2014)
- Planning Area (Source: Cities of Tualatin and Wilsonville)
- Taxlots (Source: RLS 2014)
- PGE Transmission Poles (Source: City of Wilsonville)
- PGE Transmission Lines (Source: City of Wilsonville)
- Railroads (Source: RLS 2014)
- Proposed Ice Age Tonquin Trail
- WES Commuter Line (Source: RLS 2014)
- Bicycle Routes (Source: RLS 2014)
- Bus Lines (Source: RLS 2014 and Metro)
- Future Roadway Improvements (Source: DKS Associates)
- Approx. Alignment of Future Major Roadways (Source: DKS Associates)
- * East West Connector Access Point
- 5 Foot Contours (Source: RLS 2014)
- Stream (Source: RLS 2014)
- Wetland (Source: Frogness Associates and RLS)
- FEMA 100 Year Flood Areas Updated by Metro (Source: RLS 2014)
- Slopes (Source: Frogness Associates)**
- 10% and above (generally unsuitable for industrial development)
- 25% and above (unsuitable for any development)
- PGE and BPA Easements and Property (Source: PGE and BPA)



TEAM MEMBERS
COMMENTS
BIG IDEAS

2013 Aerial provided by Metro



Tualatin

Wilsonville

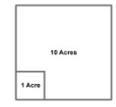
COFFEE CREEK CORRECTIONAL FACILITY

HORIZON HIGH SCHOOL

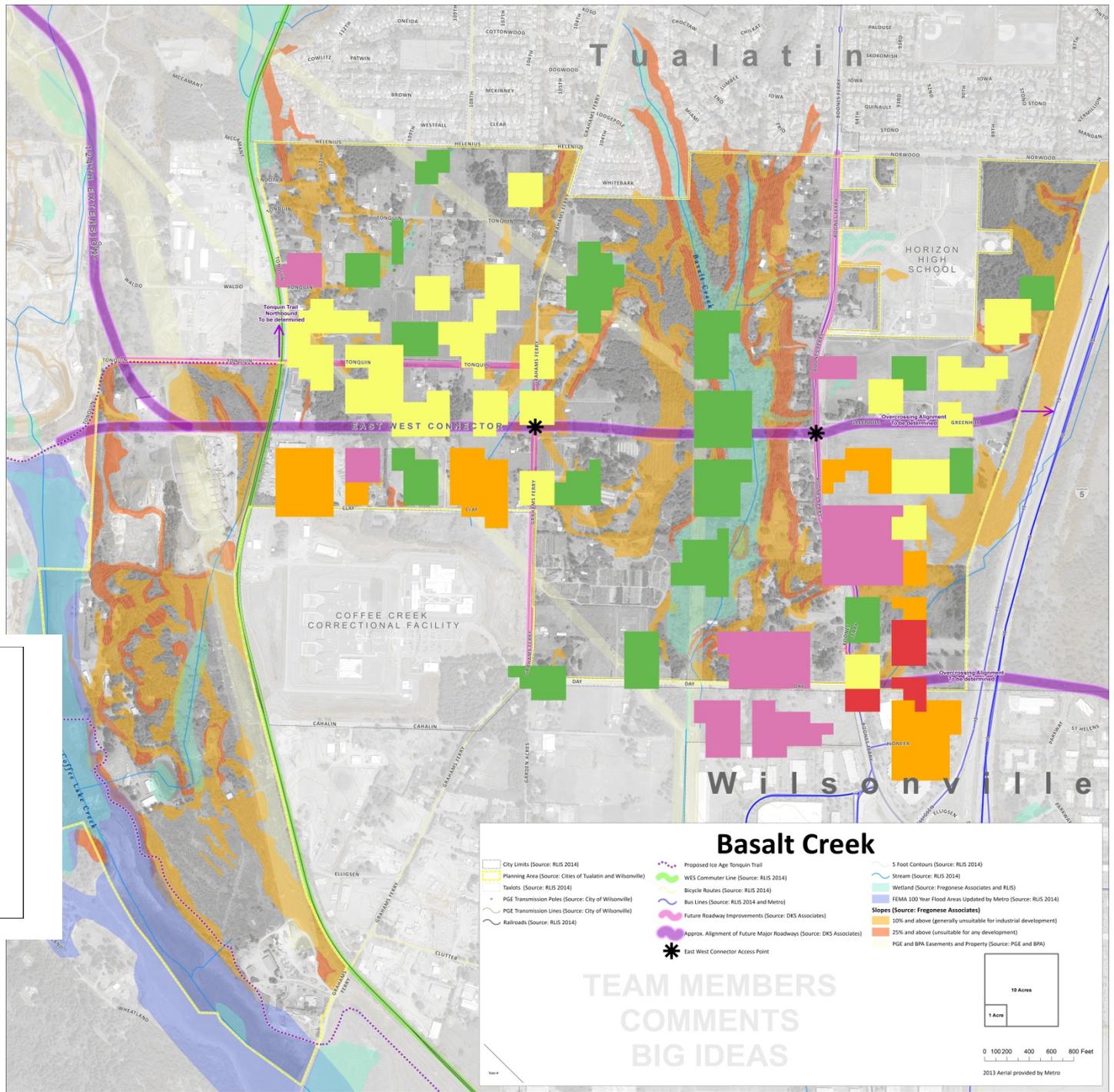
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BIG IDEAS



2013 Aerial provided by Metro



Tualatin

Wilsonville

COFFEE CREEK CORRECTIONAL FACILITY

HORIZON HIGH SCHOOL

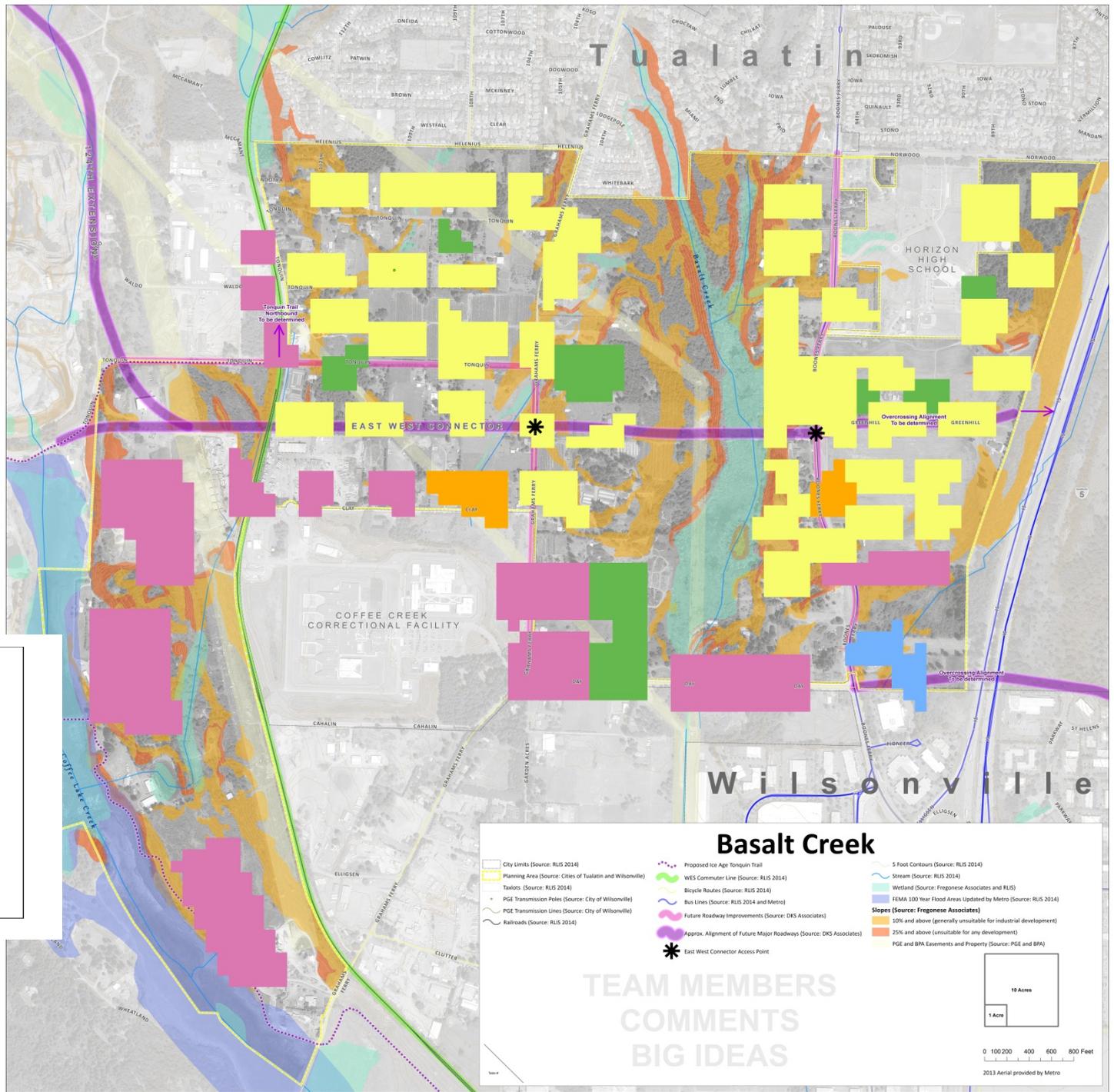
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- + 5 Foot Contours (Source: RLS 2014)
- + Stream (Source: RLS 2014)
- + Wetland (Source: Fregonese Associates and RLS)
- + FEMA 100 Year Flood Areas Updated by Metro (Source: RLS 2014)
- + Slopes (Source: Fregonese Associates)
 - + 10% and above (generally unsuitable for industrial development)
 - + 25% and above (unsuitable for any development)
 - + PGE and BPA Easements and Property (Source: PGE and BPA)

TEAM MEMBERS
COMMENTS
BIG IDEAS



2013 Aerial provided by Metro



Tualatin

Wilsonville

COFFEE CREEK CORRECTIONAL FACILITY

HORIZON HIGH SCHOOL

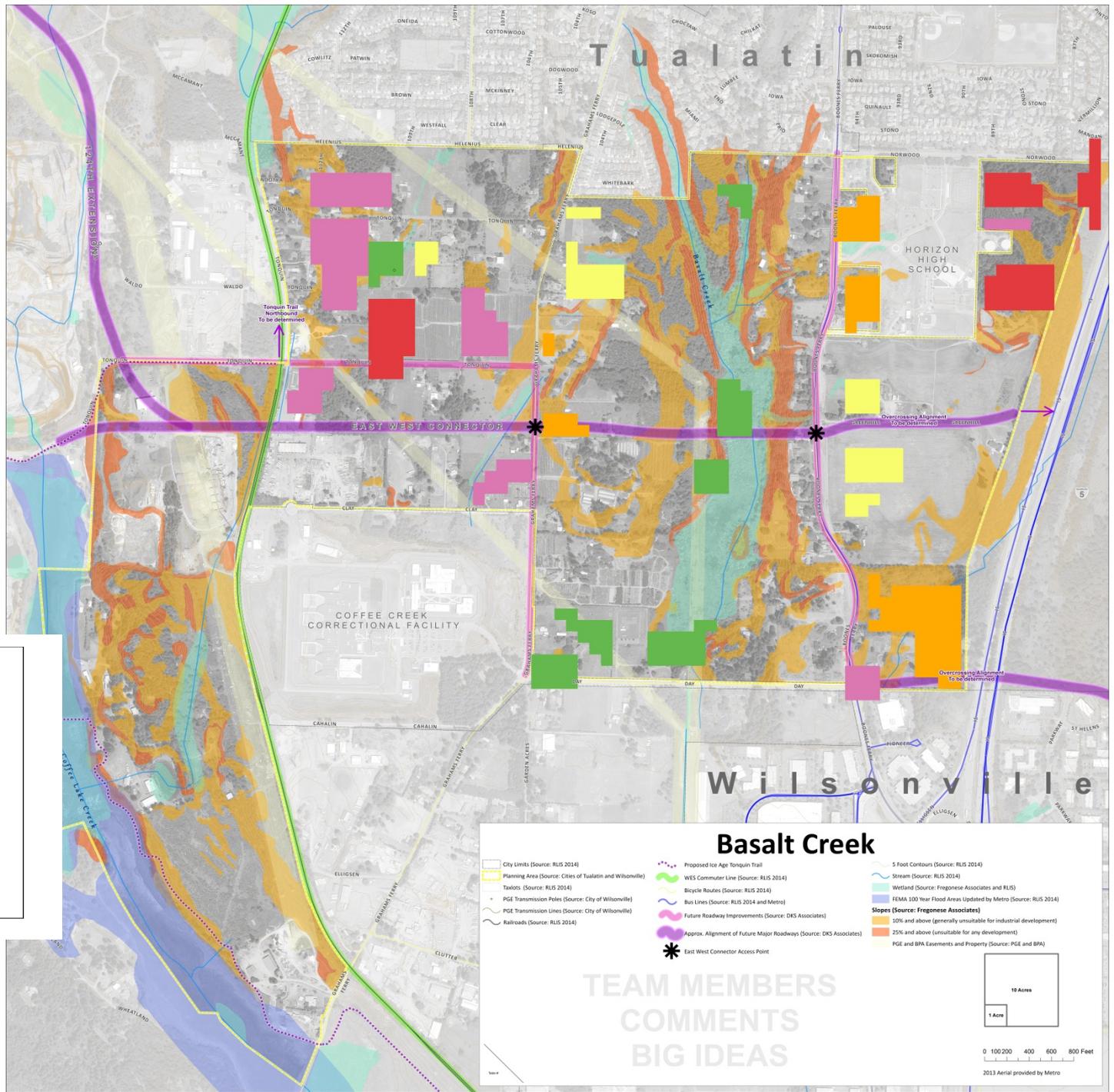
Basalt Creek

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- Taxlots (Source: RLS 2014)
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2013 Aerial provided by Metro



T u a l a t i n

W i l s o n v i l l e

COFFEE CREEK CORRECTIONAL FACILITY

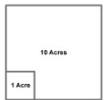
HORIZON HIGH SCHOOL

104TH EXTENSION

EAST WEST CONNECTOR

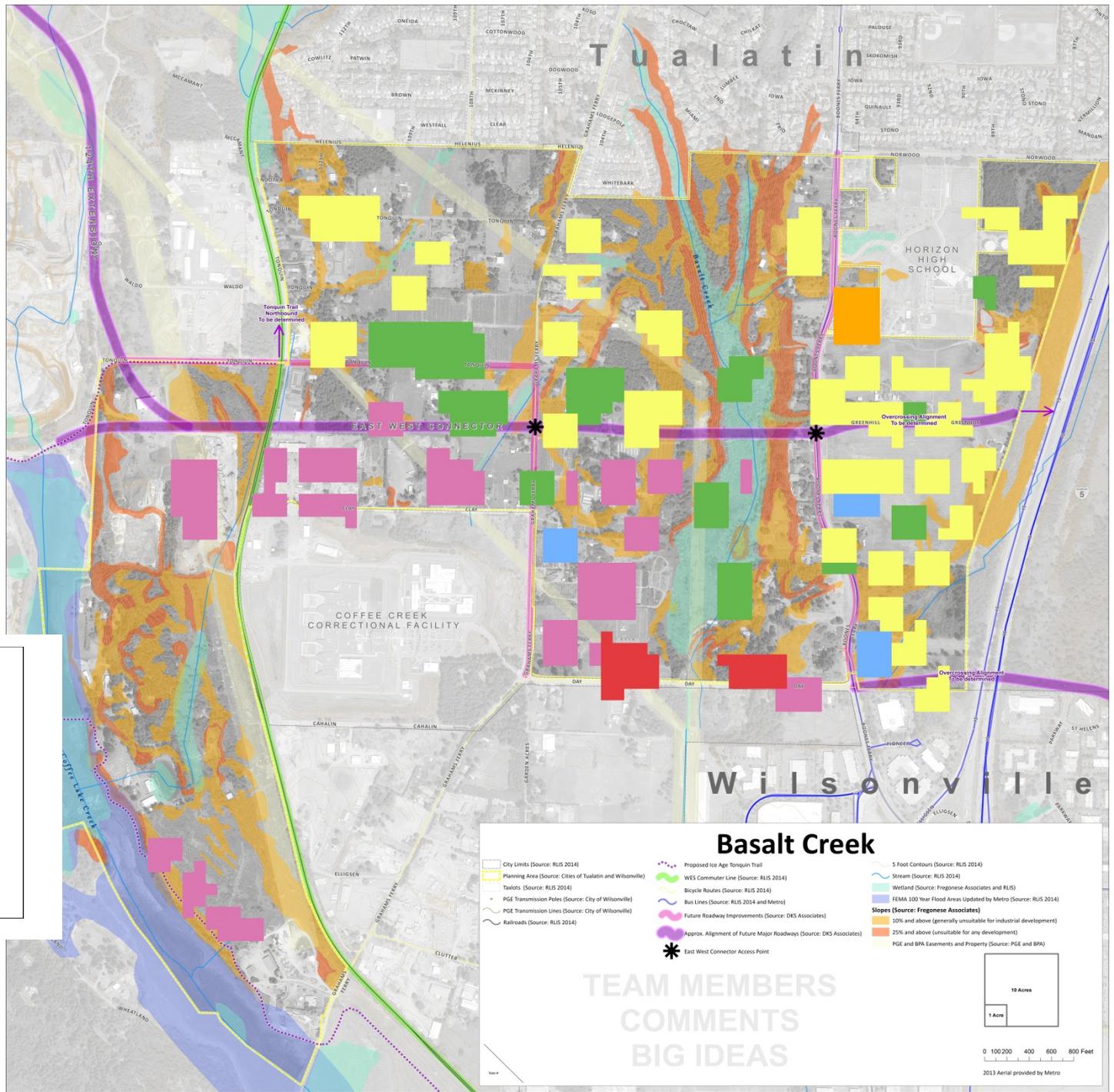
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TEAM MEMBERS
COMMENTS
BIG IDEAS

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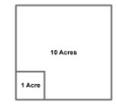
T u a l a t i n

W i l s o n v i l l e

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TEAM MEMBERS
COMMENTS
BIG IDEAS



2013 Aerial provided by Metro



Joint Council Meeting

Discussion



Agenda

I. Introductions

II. Project Update

III. Existing Conditions

IV. Workshop Outcomes

V. Roundtable Discussion on Guiding Principles

VI. Next Steps

Guiding Principles

- Represent **collective interests** and goals for planning area
- Provide **Framework** for gathering input and developing **evaluation** measures
- Summary of Last Two Joint Council Meetings

Guiding Principles

1. Create a **shared vision** for the Basalt Creek planning area that maintains and **complements** the identity of each city and leads to **successful implementation** at the local level.

Guiding Principles

2. Grow the **economic opportunities** of this unique area.

Guiding Principles

3. Develop **cohesive infrastructure** systems (roads, trails, pipes) to serve the area.

Guiding Principles

4. Catalyze high-quality **industrial development** and foster creation of **quality neighborhoods** with a range of housing options to meet local demand.

Guiding Principles

5. Provide **appropriate transitions** between different land uses.

Guiding Principles

6. **Protect** existing city **neighborhoods** and employment areas from impacts created by growth.

Guiding Principles

7. Ensure **natural resource areas** are incorporated into the plan as community **amenities** and assets.

Guiding Principles

8. Increase **equitable access** to **nature** and active **recreation** opportunities.

Guiding Principles

9. Design an **efficient transportation network** to provide a full range of mobility options supportive of industry, employees and diverse residents.

Roundtable Discussion

Key Question:

After hearing about existing conditions and constraints, public input and discussing the guiding principles, what characteristics should the project team consider when developing land use scenarios? How should they be weighted?

Agenda

I. Introductions

II. Project Update

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V. Roundtable Discussion on Guiding Principles

VI. Next Steps

Next Steps

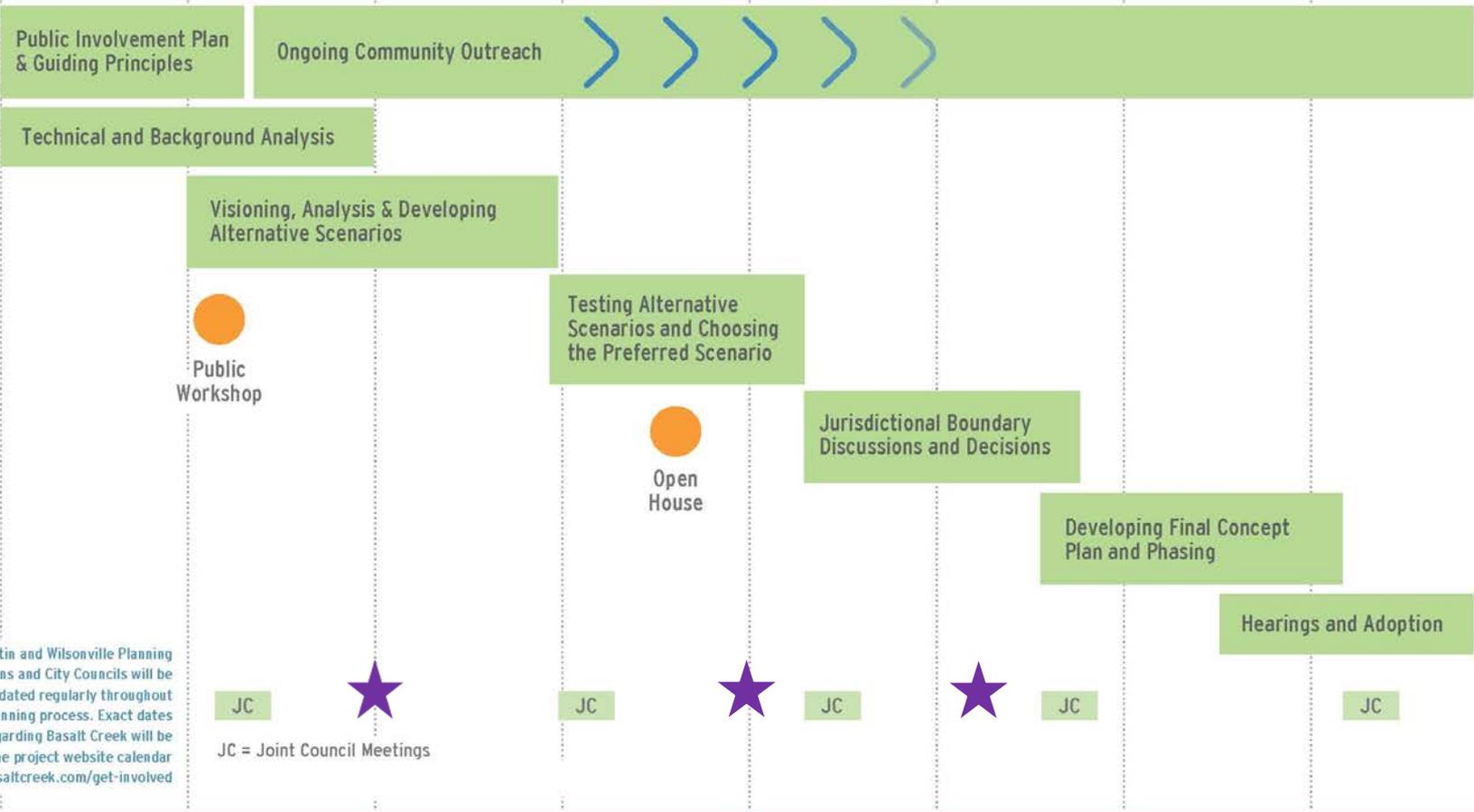
- Complete stakeholder outreach and summarize public input
- Finalize constraints, and existing conditions work
- Summarize input and check back in with Individual Councils to develop alternatives

Project Schedule

2014

2015

SPRING SUMMER FALL WINTER | SPRING SUMMER FALL WINTER



* Tualatin and Wilsonville Planning Commissions and City Councils will be engaged and updated regularly throughout the concept planning process. Exact dates for meetings regarding Basalt Creek will be posted on the project website calendar @ www.basaltcreek.com/get-involved

SPRING SUMMER FALL WINTER | SPRING SUMMER FALL WINTER

2014

2015

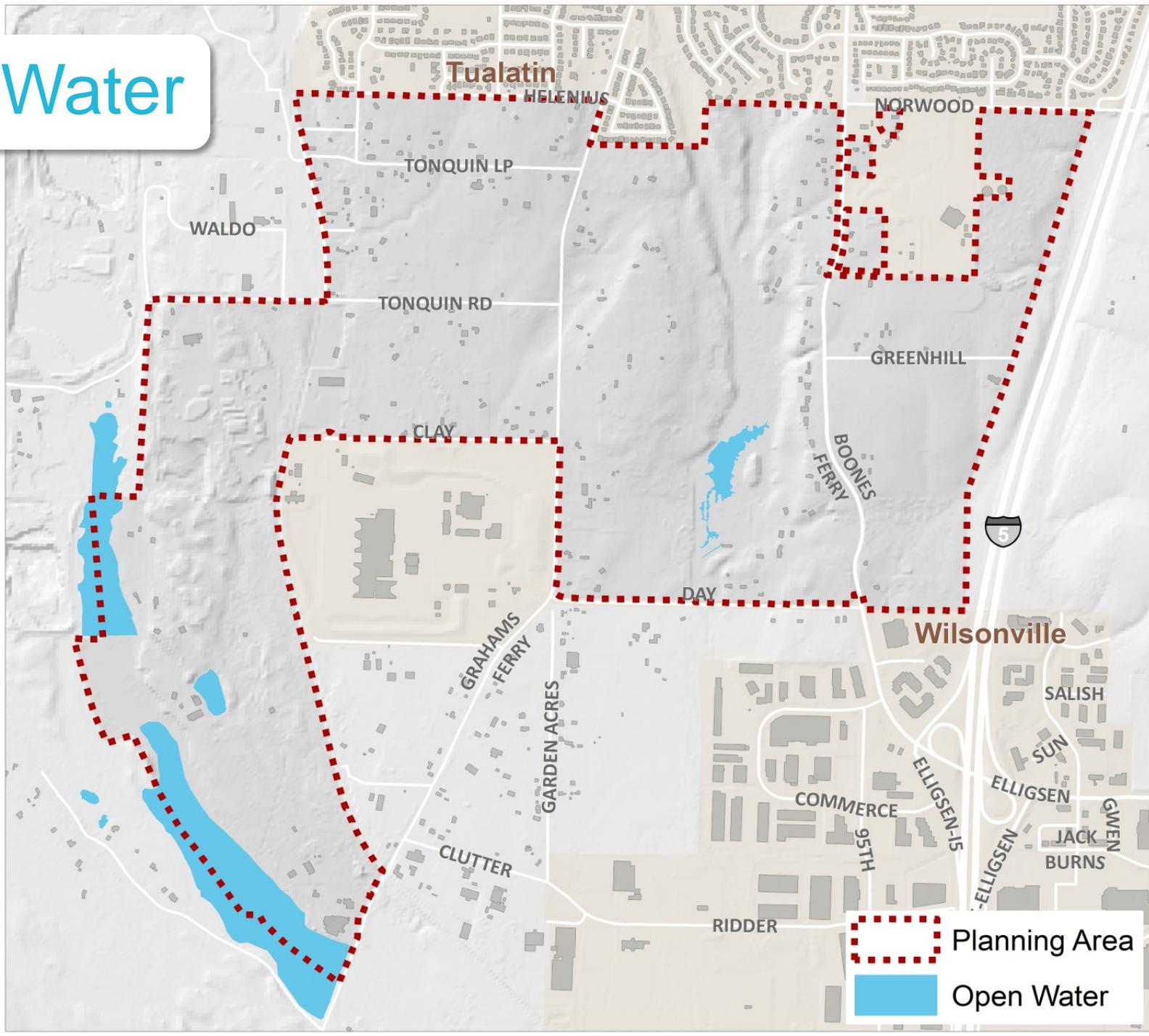
THANK YOU!

Environmental Constraints

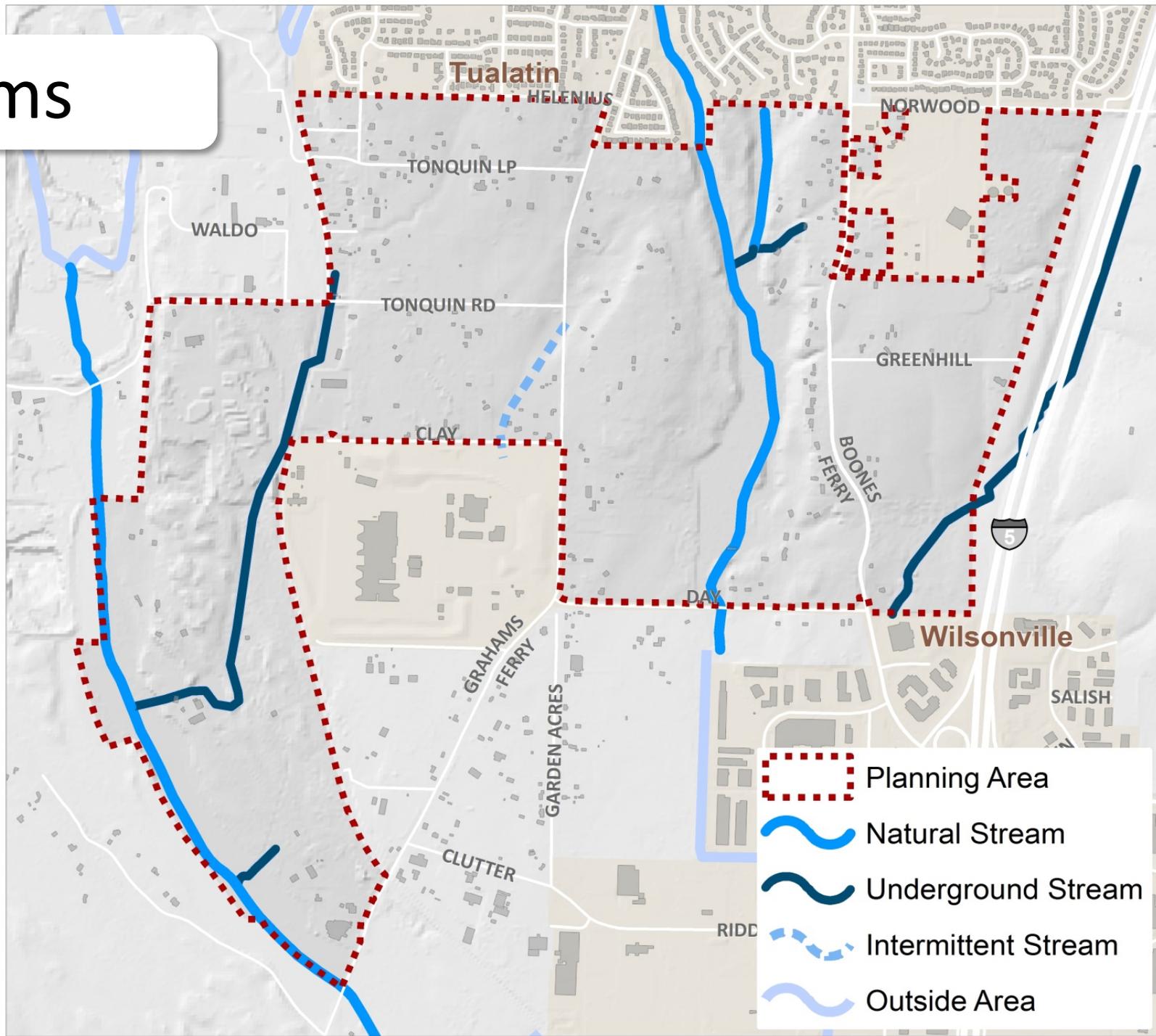
- Wetlands
- Habitat
- Steep slopes



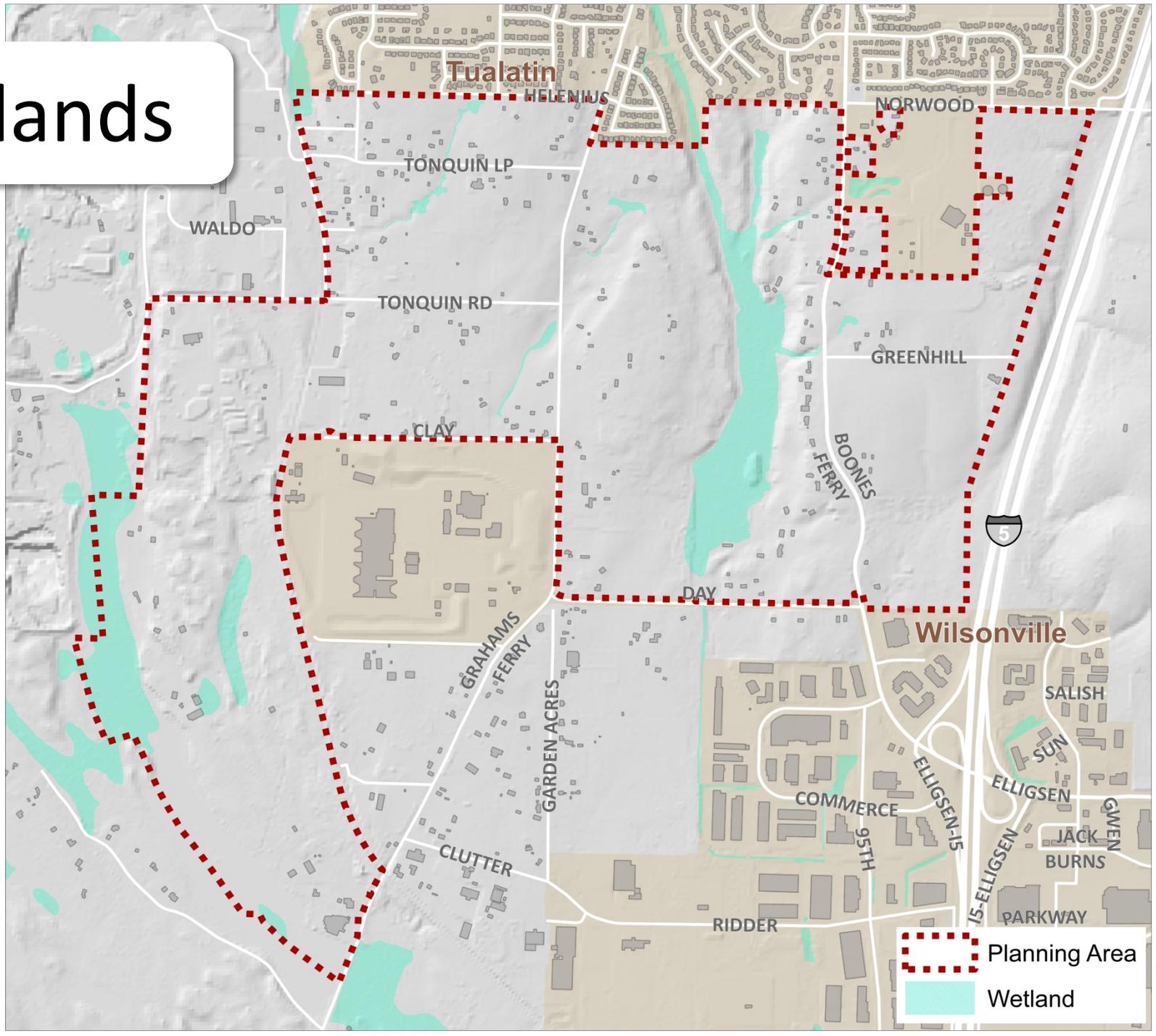
Open Water



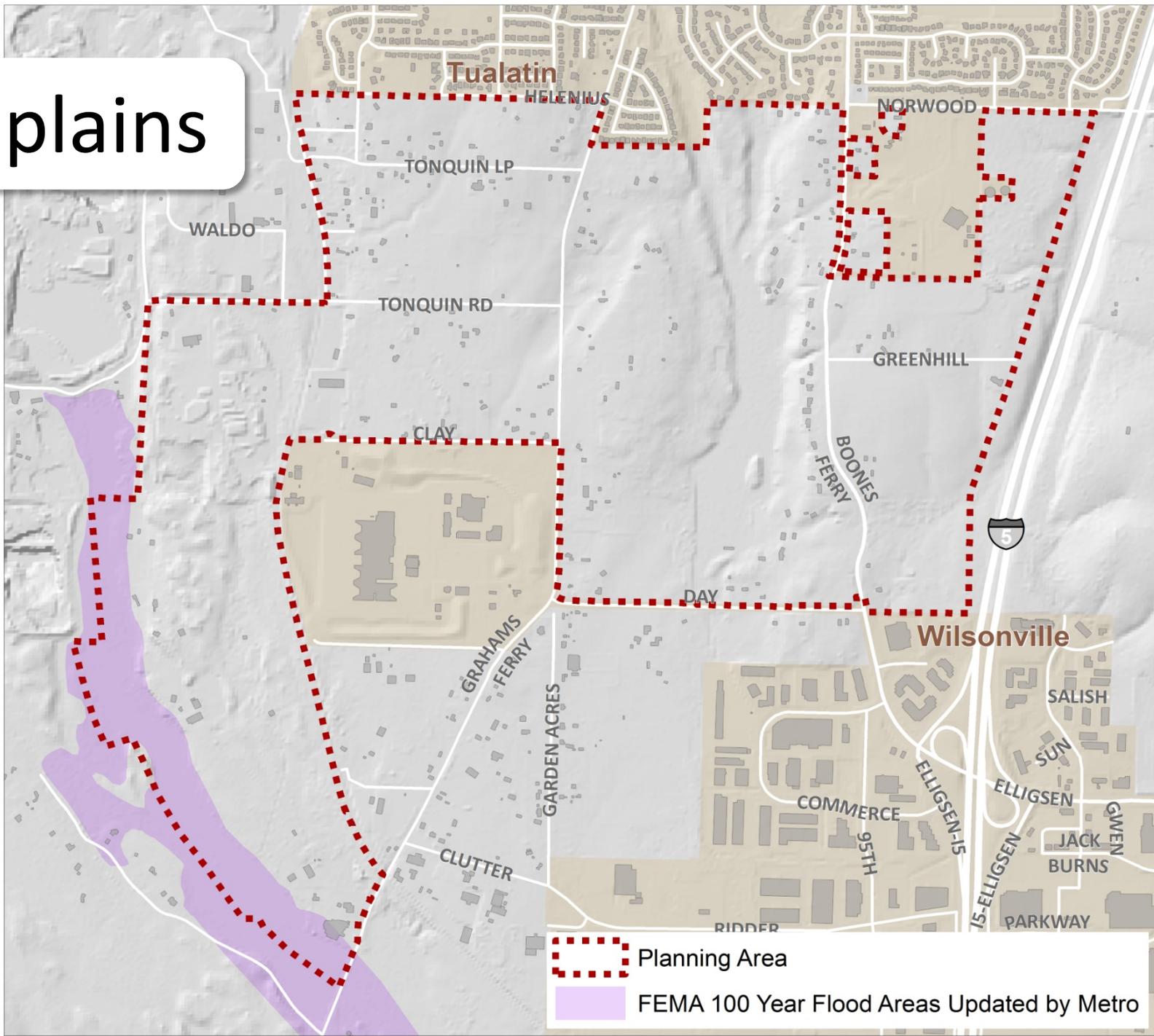
Streams



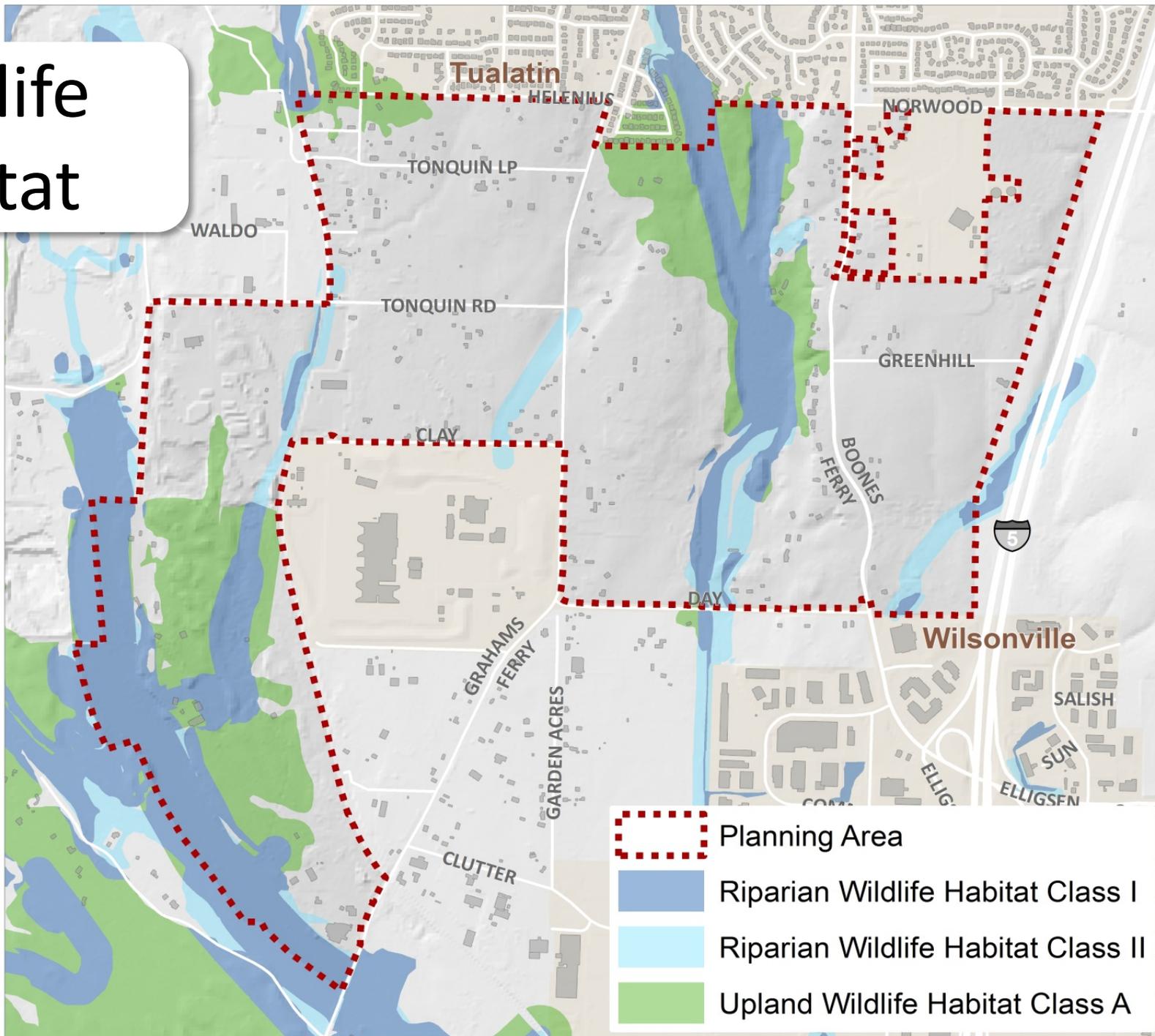
Wetlands



Floodplains

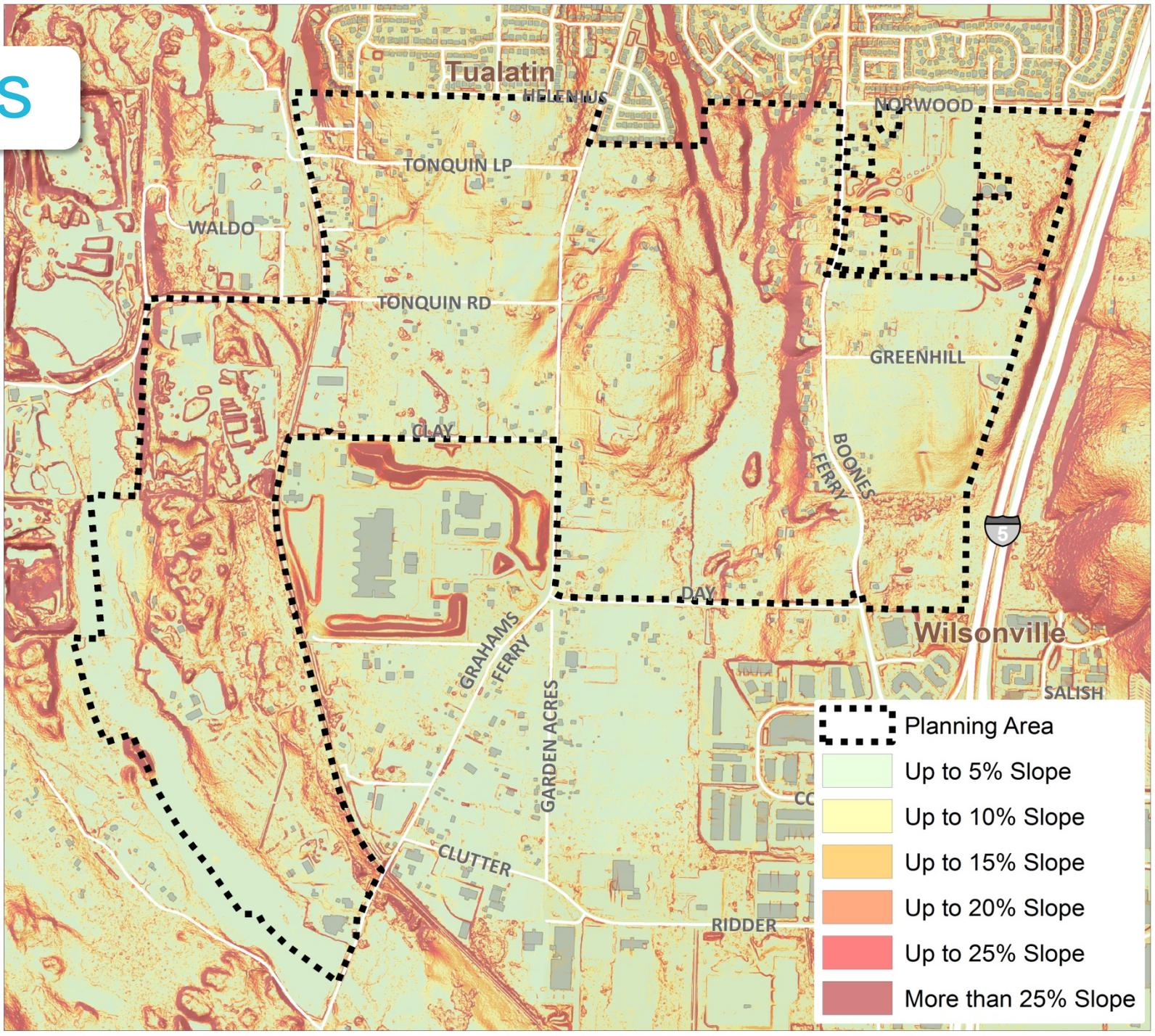


Wildlife Habitat

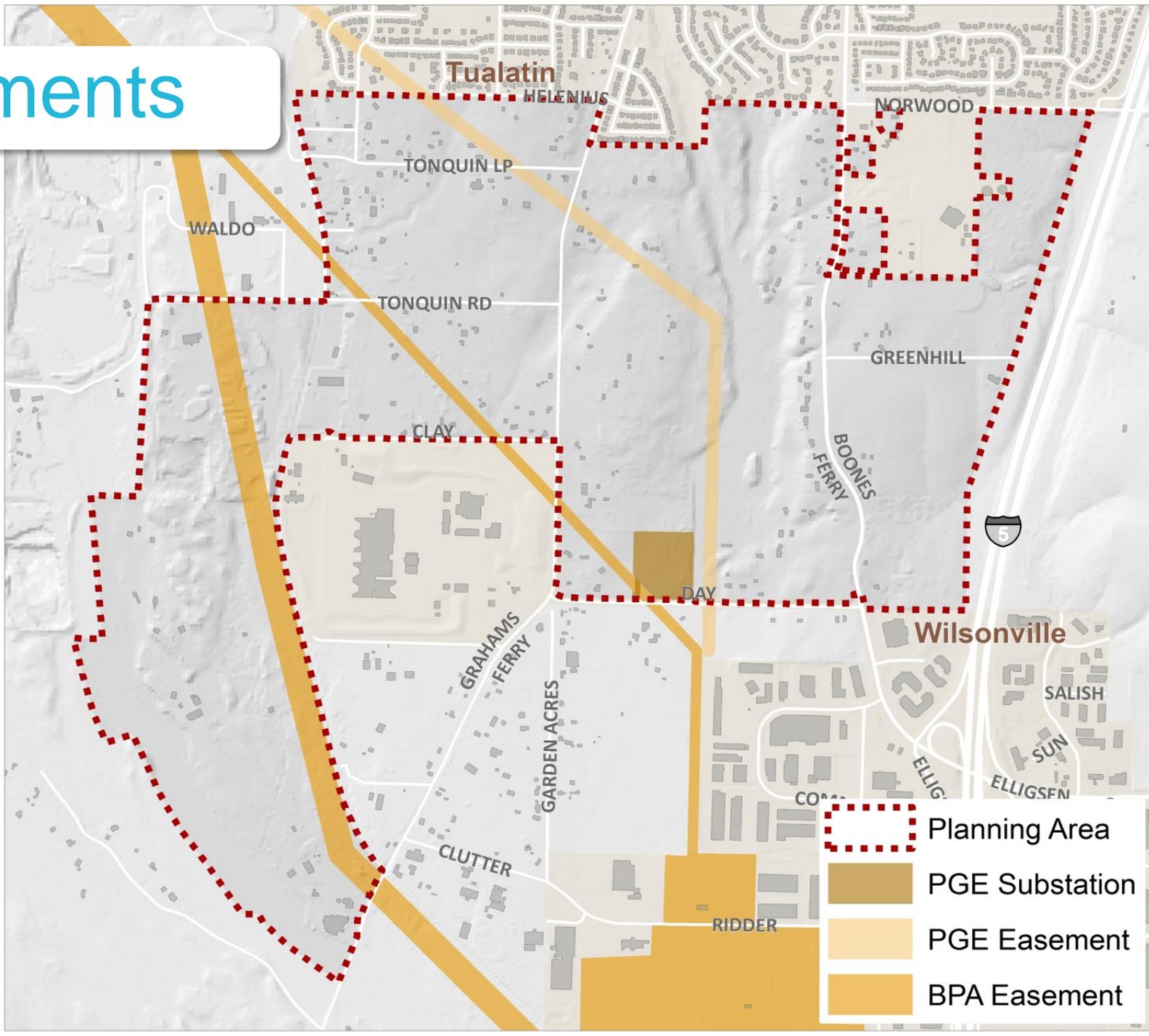


Data Source:
Metro Title 13
Wetlands
Inventory 2014

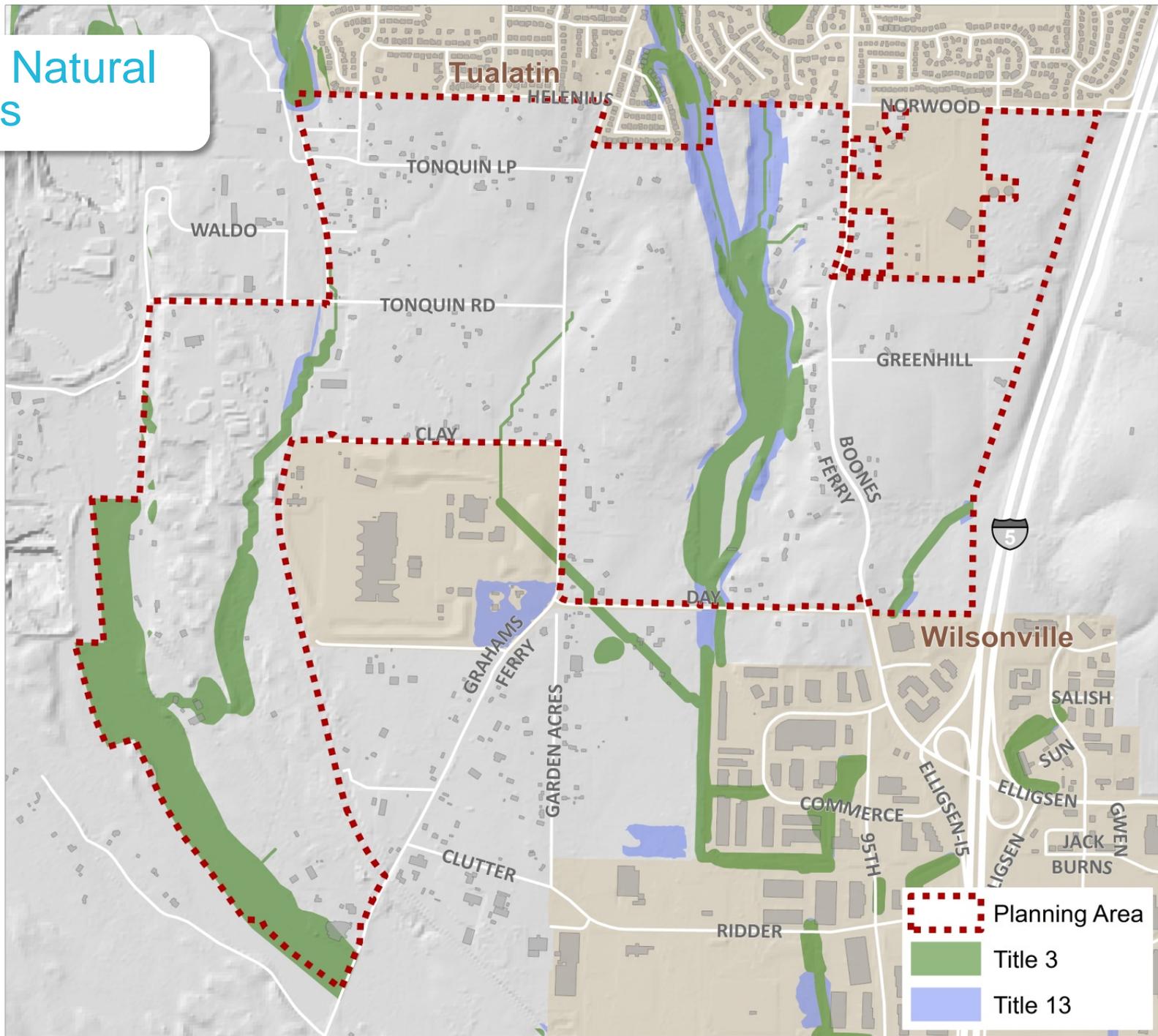
Slopes



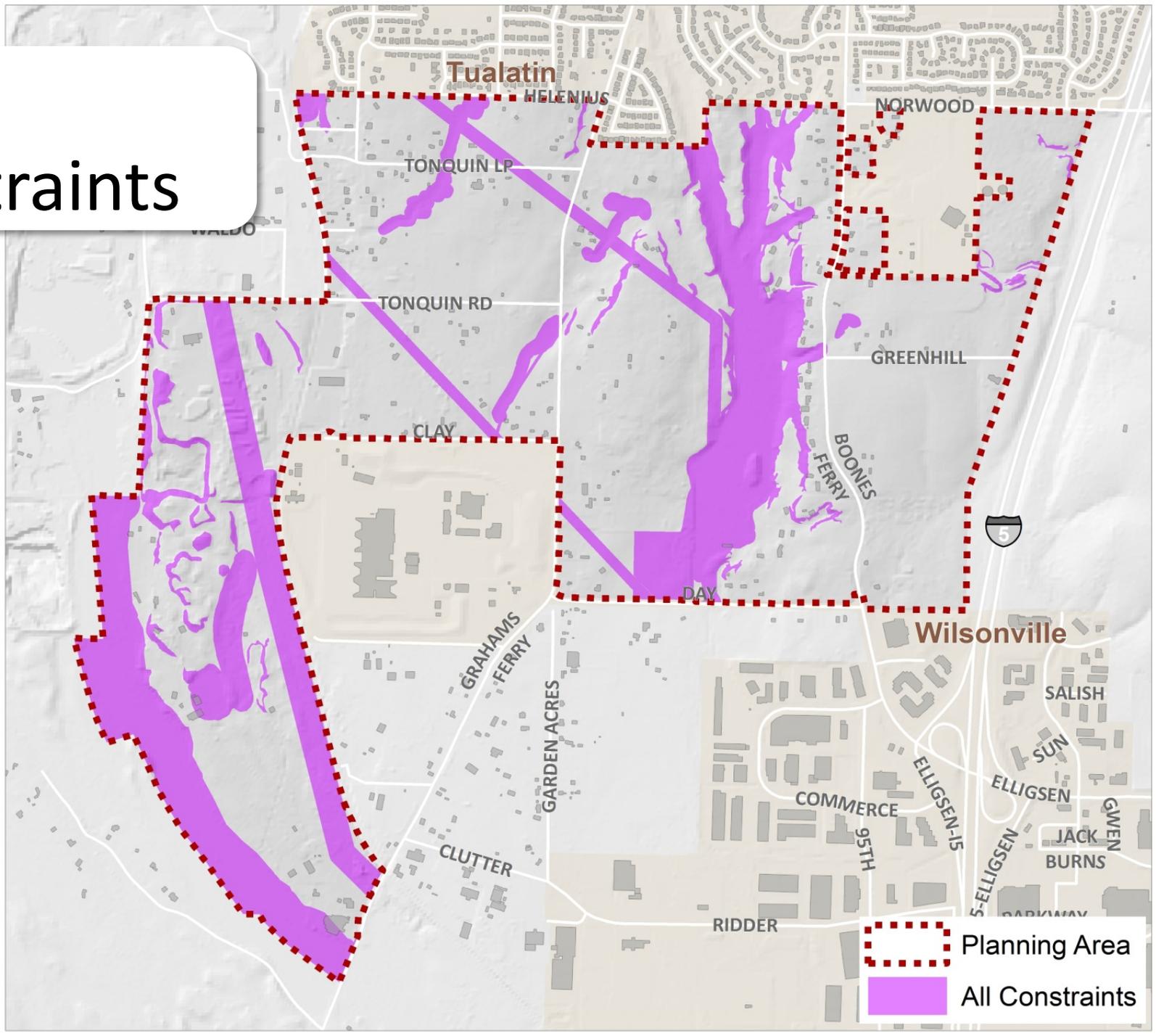
Easements



Protected Natural Resources



All Constraints



All Constraints

- 276 acres constrained
- Study area total is 847 acres
- 33% constrained

June 16, 2014

DRAFT

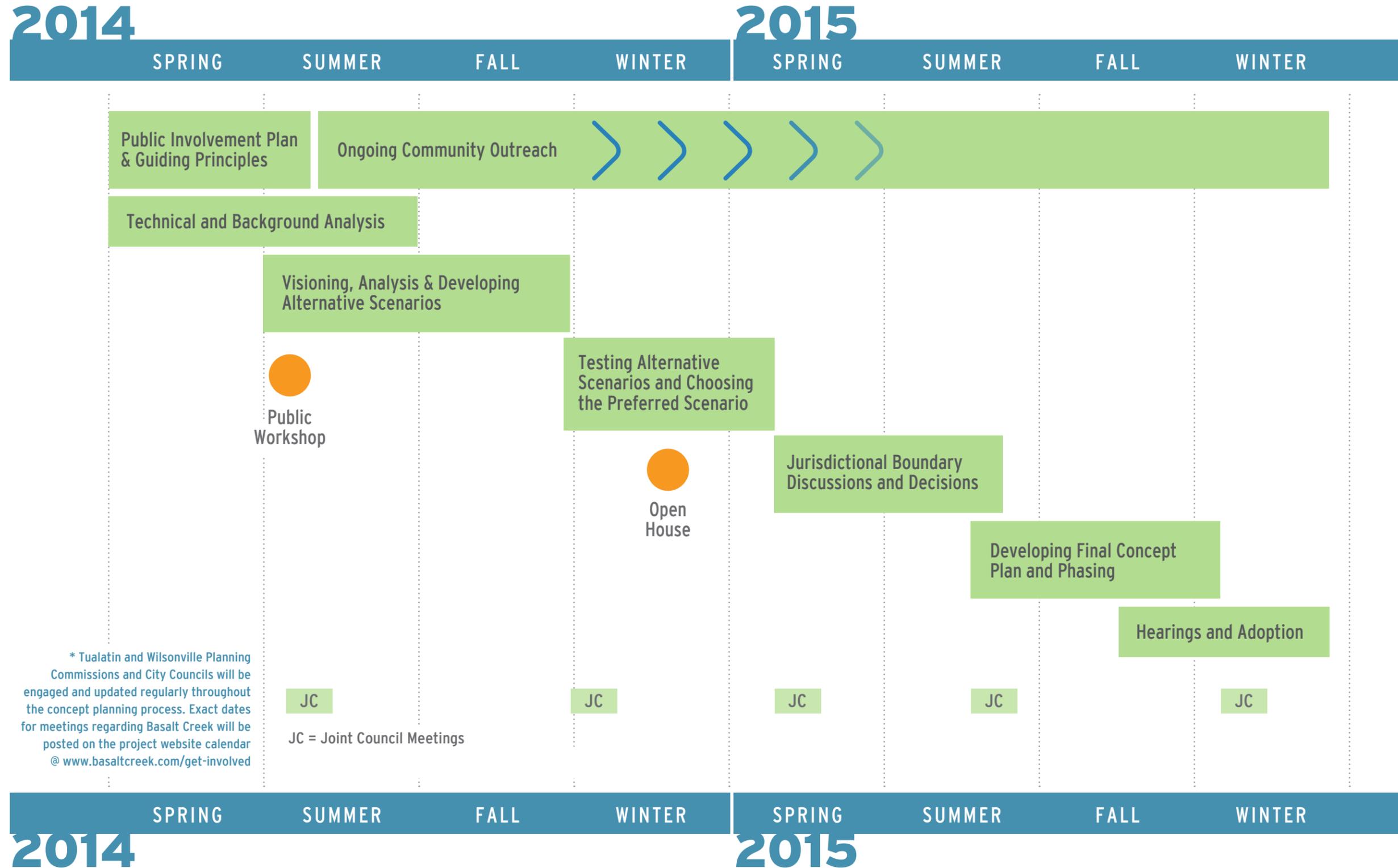
BASALT CREEK CONCEPT PLAN

GUIDING PRINCIPLES

Guiding Principles are intended to represent the collective interests and goals for the Basalt Creek planning area. The guiding principles provide a framework for gathering input and developing transparent and meaningful measures that can help inform the decision making process.

1. Create a shared vision for the Basalt Creek planning area that maintains and complements the identity of each city and leads to successful implementation at the local level.
2. Grow the economic opportunities of this unique area.
3. Develop cohesive infrastructure systems (roads, trails, pipes) to serve the area.
4. Catalyze high-quality industrial development and foster creation of quality neighborhoods with a range of housing options to meet local demand.
5. Provide appropriate transitions between different land uses.
6. Protect existing city neighborhoods and employment areas from impacts created by growth.
7. Ensure natural resource areas are incorporated into the plan as community amenities and assets.
8. Increase equitable access to nature and active recreation opportunities.
9. Design an efficient transportation network to provide a full range of mobility options supportive of industry, employees and diverse residents.

Concept Plan - Timeline



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JC = Joint Council Meetings